PROPOSED RESIDENTIAL DEVELOPMENT
OUTLINE PLANNING APPLICATION FOR DETACHED DWELLING
adj to 'The Cottage' No.18 School Lane
Lutton Lincs PE12 9HW

By

Mr. & Mrs. S. Whomsley



DESIGN & ACCESS STATEMENT

mlp Moulton Land and Planning

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PROPOSAL

Outline Planning Approval is sought from the Local Planning Authority for Residential Development comprising a single detached 2 storey dwelling on land adjacent to 'The Cottage', 18 School Lane, Lutton.
The proposal has been subject to pre-application consultation with the Authority and the site is owned by the Applicants, who reside at 'The Cottage' No. 18.
The application is accompanied by an indicative site layout and a sketch plan to demonstrate a suitable scale and design of dwelling for the location.

THE SITE

The application site is currently within the curtilage of the adjacent cottage and has an area of 0.12acres approx.
The site is screened from the adjacent School Lane by a mature laurel hedge and several trees –
such features are retained as part of the scheme as indicated on the accompanying plans.



View of proposed site from the east

The existing dwelling was purchased by the current owners some 8 years ago as a derelict cottage and they have fully renovated this property to create an attractive character property, in keeping with its village location.
A detached garage of sympathetic design was constructed and the property now has the benefit of garaging & storage, ample car parking and turning area, as well as a private enclosed garden and courtyard.
The re-use of the surplus lawned garden area to the east of the cottage presents an opportunity for a suitably sited and designed dwelling to be provided within an established area of this popular village with no detriment to the existing property.

THE SITE cont/……



'The Cottage' with garage and store in foreground



view from within the application site looking north



southern boundary of proposed site

THE APPLICATION

Although an Outline Application, it is considered appropriate to provide supplementary information to inform the LPA of the suitability of the application site to accommodate a single dwelling, and that the character and setting will be compatible with the area and not present any negative impact on neighbouring properties.

The 'Pre-Application' response from the LPA dated 12th July 2017 was duly noted :-

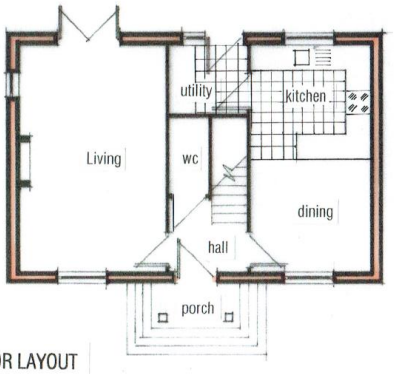
'…Given the flood risk implications and location of the site, careful consideration must be given to the proposed design. This would help to minimise any potential amenity impact upon neighbouring properties and help the dwelling to be in keeping with the character of the surrounding area…."

dwelling design

An indicative design is included with the application to demonstrate that a detached dwelling can be sensibly erected on the site without negative impact on neighbouring properties, including the adjacent cottage.

The requirement for raised floor levels which equates to a proposed ground floor level that will be 450mm above that of the existing cottage No.18. can be mitigated by restricting the ridge height of the new dwelling.
This directs the design towards a dormer style cottage, with 2/3 bedroom accommodation at first floor level
In accordance with the flood risk recommendation.
External treatment could be in a style similar to No.18 with rendered elevations under a pantile roof.





SKETCH DESIGN FOR PROPOSED DWELLING
1 : 100 scale

TECHNICAL CONSIDERATIONS

topographical survey
In order to fully assess the characteristics of the site and its surroundings a topographical survey was commissioned and is included to support the application. As well as providing accurate levels it ensures accuracy in plotting of features in and around the site as well as identifying the available area for a dwelling and its access.

flood risk assessment
A Flood Risk assessment is necessary in this instance and the subsequent recommendations are noted in terms of raised floor levels and two storey accommodation being appropriate.

highways
The application site is to utilise the existing vehicular access that serves No.18 School Lane as indicated on the accompanying plan. Whilst School Lane is narrow adjacent to the application site the access is of good width and it is not considered that there will be any demonstrable issue with additional vehicles and pedestrians using this.
The layout plan provides for vehicles to be able to turn around within the curtilage of both properties and that if gated accesses were introduce they would not involve vehicles impeding the public highway whilst entering or leaving the respective properties.
The existing laurel hedge along the east boundary is to be retained but will clearly require routine trimming to maintain the current visibility along School Lane.


Existing Site Access onto School Lane



View north from site access along School Lane

Drainage
There is a public foul sewer available in School Lane - the new dwelling will be connected to this system.
Surface water drainage will be by means of permeable driveway construction, which could be in the form of washed gravel or permeable paving, within the plot.
Roof water from the dwelling will be directed to suitably located proprietary soakaways at recommended distance from any buildings - sizing of soakaways to be determined by appropriate soil permeability test.

Infrastructure
The location of the proposed site means that all mains utilities are readily available to serve the new dwelling with no significant off site works being required.

CONCLUSION

Lutton is a popular and significant village located just to the north of Long Sutton and the A17.
It is classified in the emerging SE Local Plan as 'Other Service Centres & Settlements' which implies that development is permitted within the settlement boundary if that development serves to support the role of that settlement as a service centre. There have been similar recently approved applications within the village.

This proposal creates a single dwelling in an established area of the village, well placed between the facilities that are currently available in the village. A dwelling of this scale will provide relatively affordable family accommodation which will be a positive for the village and its future sustainability.

The application, although in Outline form is accompanied by sufficient detail to fully demonstrate the suitability of the site and we look forward to the earliest approval of this proposal in order that the applicants may progress with their development plans.