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Ref: 2639/14

REPLACEMENT DWELLING
THE BUNGALOW
WOODHOUSE LANE
MOULTON SEAS END
SPALDING
LINCS
PE12 6JY

FOR

MR & MRS J THORPE



PLANNING, DESIGN & ACCESS STATEMENT
RE-APPLICATION FOLLOWING APPROVAL OF H13-0604-14

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

REPLACEMENT DWELLING
THE BUNGALOW
WOODHOUSE LANE
MOULTON SEAS END
SPALDING
LINCS
PE12 6JY

The application is to acquire Town & Country Planning Permission for a 5 bedroom family house as a replacement dwelling at Woodhouse Lane, Moulton Seas End for the benefit of Mr & Mrs J Thorpe.

This proposal is a re application following the approval of H13-0604-14. As our clients Mr + Mrs Thorpe would like to build the house in two stages.

The first stage is to build the frontage rectangular section and porch. Permission for an extension to create the single and two storey rear part of the development will be sort following completion and occupation of stage one.

This has been discussed with both David Grant and Phil Norman who have suggested submitting as a re-application.

The Conditions relating to Planning Permission H13-0604-14 are being applied for under this application following Condition Compliance Approval H13-1069-14.

EXTERNAL MATERIALS

ROOFS	Cembrit Contessa Slate - Grey
WALLS	Traditional Brick & Stone Company
JOINERY	Cream UPVC
LINTELS & SILLS	Reconstituted Stone – Audley Antique

APPLICATION PLANS

2639-14-01	Location & Site Layout Plans – Existing
2639-14-20	Floor Layout Plan - Proposed
2639-14-21	Elevations - Proposed
2639-14-22	Location & Site Layout Plans – Proposed
2639-14-05	Window & Door Details
2639-14-06	Chimney, Eaves & Verge Detail, Chimney Head Detail

All Other details are as per Planning, Design and Access Statement attached to the rear of this Statement.

G R Merchant
April 2015

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Ref: 2653/14

REPLACEMENT DWELLING
THE BUNGALOW
WOODHOUSE LANE
MOULTON SEAS END
SPALDING
LINCS
PE12 6JY

FOR

MR & MRS J THORPE



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
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REPLACEMENT DWELLING
THE BUNGALOW
WOODHOUSE LANE
MOULTON SEAS END
SPALDING
LINCS
PE12 6JY

The application is to acquire Town & Country Planning Permission for a 5 bedroom family house as a replacement dwelling at Woodhouse Lane, Moulton Seas End for the benefit of Mr & Mrs J Thorpe.

The proposal is to acquire permission to replace a small bungalow with a five bedroom family house is obviously at odds with policy HS17 'Replacement Dwellings in the Countryside' of the South Holland Local Plan – 2006, particularly Criteria 5 which states:

The replacement dwelling is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%. The floor area of any existing ancillary structures will not be included in this calculation.

Section 7 – Requiring good design of the National Planning Policy Framework (NPPF) encourages quality architectural design and sustainability.

The proposed house is considerably larger than the dwelling to be replaced but the applicants have agreed to a dwelling which reflects the design of traditional vernacular buildings in the area. Sustainability is of key importance to the applicants and all aspects of eco-friendly design features are to be researched and included.

The following section of this statement is as suggested by 'The Commission for Architecture and the Built Environment'.

USE

The proposal is for a replacement dwelling on a large triangular shaped, heavily landscaped site in a rural location amounting to approximately 0.37 hectares (0.9 acres).

AMOUNT

It is appreciated that the proposal is at odds with criteria 5 of Policy HS17 of the Local Plan.

EXISTING TOTAL FOOT PRINT 103m sq
PROPOSED TOTAL FOOT PRINT 200m sq
97% approx increase
but Section 7 of the NPPF encourages quality vernacular design.

LAYOUT

The replacement dwelling is to be sited in the same area of the large site utilising the existing vehicular access to Woodhouse Lane.

SCALE

As previously stated the replacement dwelling footprint is 97% larger than the existing property but quality of vernacular design and sustainability are the basis of the proposal.

LANDSCAPING

The site which amounts to approximately 0.37 hectares is heavily landscaped with mature native species trees and bushes which will be generally manicured and retained.

APPEARANCE

A vernacular three storey house design has been decided upon using quality/eco friendly materials.

ACCESS

Access to the site will be off Woodhouse Lane using the existing access together with a new access which facilitates good access of exit to and from the site. Access around and within the dwelling will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

As the site is within Flood Zone 3 of the Environment Agency flood map a Flood Risk Assessment may be required.

- Sleeping accommodation is all above ground floor level.
- Flood resilient construction to be incorporated up to 300mm above floor level (see appendix).
- The future occupants to sign up to the Environment Agency flood warning system.
- Finished floor level of the dwelling to be approximately 400mm above the Woodhouse Lane level at 3.50 metres above Ordnance Datum Newlyn (ODN).

ECO FRIENDLY ASPECTS

- PV panels to all South & West facing roofs.
- Rainwater harvesting
- Air/ground source heating pumps
- High levels of insulation are being researched (AMVIC BUILDING SYSTEM – see appendix)
- Wind turbine (being feasibility researched)

EXTERNAL MATERIALS

ROOFS	Clay pantiles – Terracotta
WALLS	To be agreed by Condition
JOINERY	Cream uPVC
LINTELS & SILLS	Reconstituted stone.

APPLICATION PLANS

2639-14-01	Location & site layout plans – existing
2639-14-02	Location & site layout plans – proposed
2639-14-03	Dwelling floor layout plans
2639-140-4	Elevations

G R Merchant
July 2014

APPENDIX

Location plan 1/2500

'Google' location & site plans

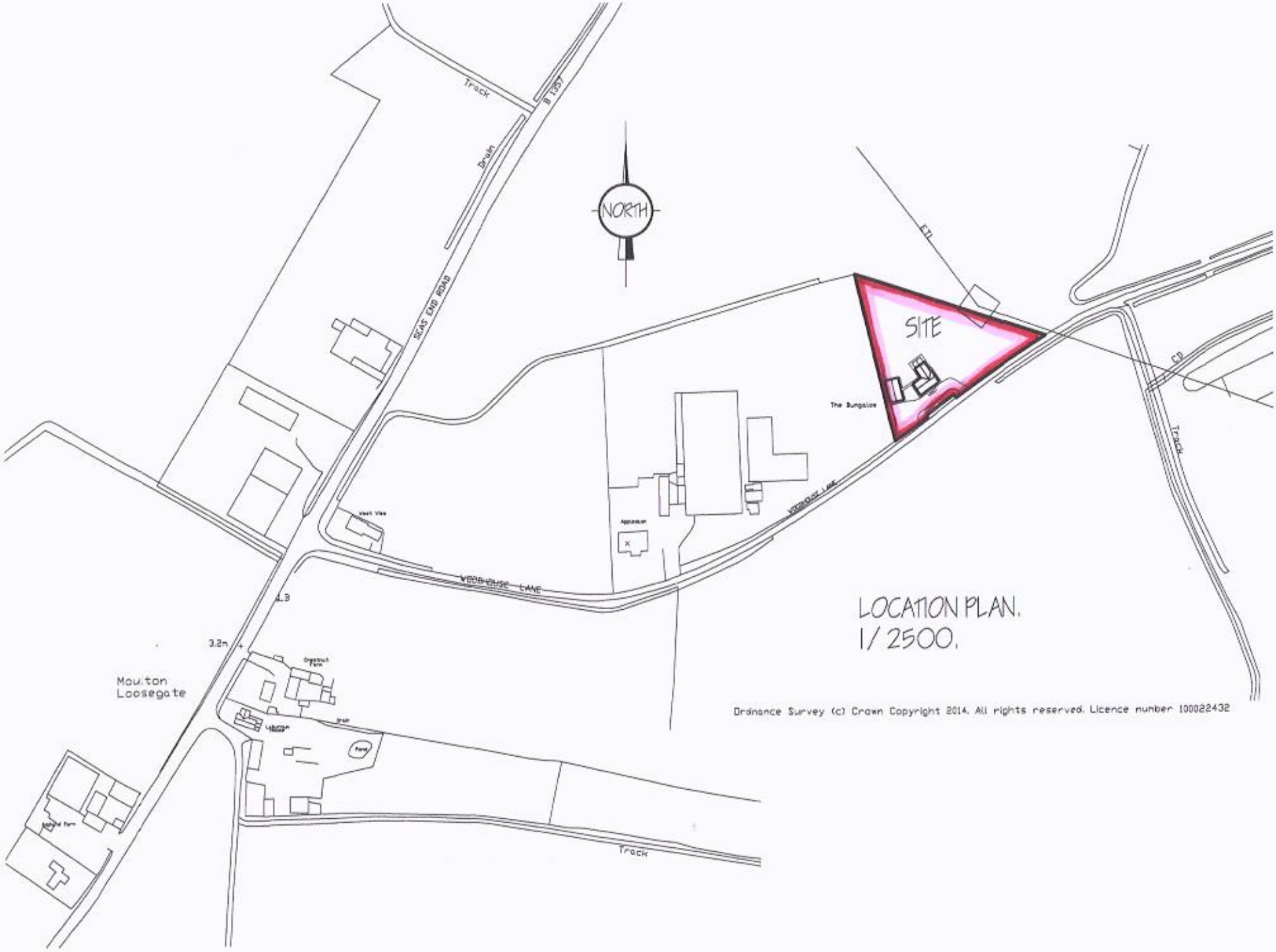
Policy HS.17 Replacement dwellings in the Countryside of South Holland Local Plan -2006

Section 7 – Requiring good design of The National Planning Policy Framework (NPPF)

Environment Agency Flood Map (Flood Zone 3)

Flood resilient measures to be incorporated in design.

AMVIC Building System



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Google earth

feet 2000
meters 600



Google earth

feet 600
meters 200



Google earth

feet 400
meters 100

the dwelling or curtilage buildings to ensure that any development carried out at a later date does not have a materially harmful effect upon the rural character of the area.

Policy HS17 - Replacement Dwellings in the Countryside

The erection of replacement dwellings in the countryside will only be permitted where all of the following criteria are satisfied:

1) **The original building has not been abandoned or allowed to fall into such a state of disrepair that it would not be capable of habitation without significant structural repair, and retains the appearance of a dwelling.**

2) **The original building is not a temporary or mobile structure.**

3) **The original building has a lawful dwelling house use.**

4) **The original building is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement.**

5) **The replacement dwelling is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%. The floor area of any existing ancillary structures will not be included in this calculation.**

6) **The replacement dwelling is positioned on a similar footprint to the original building unless it can be demonstrated that repositioning would benefit the character and appearance of the site and locality.**

7) **The design of the replacement dwelling reflects the design of traditional, vernacular buildings in the area in terms of scale, character, materials of construction and architectural detailing.**

Permitted development rights for the future extension and alteration of replacement dwellings and for the erection of curtilage structures will be withdrawn. Special regard will also be had to the landscaping and boundary treatment of replacement dwellings.

► Change Of Use Of Property To Housing In Multiple Occupation (HMO) Use

4.92 Houses in Multiple Occupation (HMOs) are an important element of the local housing market which can provide an acceptable standard of accommodation at an affordable price. In assessing the merits of individual HMOs there will be a need to balance their housing contribution against their impact on the surrounding area and residential amenities.

4.93 An HMO can be defined as a property occupied by persons who do not form a single household but who share certain facilities, such as kitchens and

Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
  - reflect the highest standards in architecture;
  - significantly enhance its immediate setting; and
  - be sensitive to the defining characteristics of the local area.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design.

They should also when appropriate refer major projects for a national design review.[13] In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order[14] may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements,[15] local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.

13 Currently provided by Design Council Cabe.
14 Regulation 20, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
15 Regulation 7, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Environment Agency

Enter a postcode or place name: PE12 6JY Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

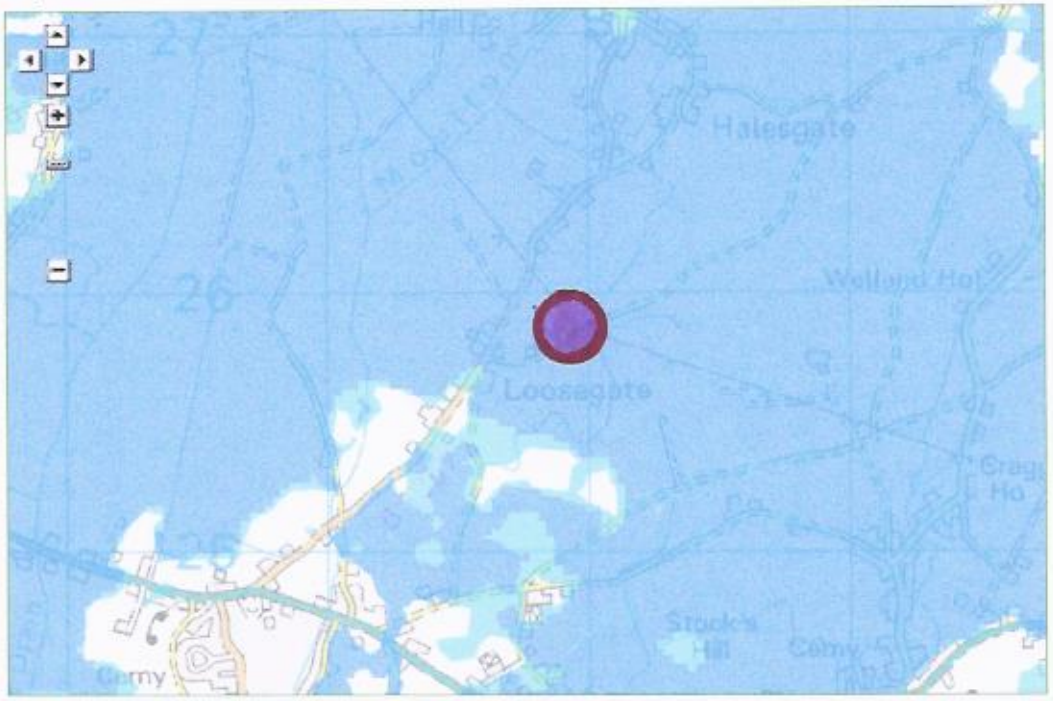
Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

Map of PE12 6JY at scale 1:20,000 Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

Author: The Environment Agency | enquiries@environment-agency.gov.uk
Last updated: 15th January2014

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.