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Ref: 2990-16

REPLACEMENT DWELLING
2 SEAS END ROAD
MOULTON SEAS END
SPALDING
LINCS
PE12 6LD

4 BEDROOM HOUSE WITH DETACHED DOUBLE GARAGE

FOR

P JOHNSON



PLANNING, DESIGN & ACCESS STATEMENT

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

Ref: 2990-16

REPLACEMENT DWELLING
2 SEAS END ROAD
MOULTON SEAS END
SPALDING
LINCS
PE12 6LD

The application is to acquire Town and Country Planning Permission (OUTLINE) for a replacement dwelling at 2 Seas End Road, Moulton Seas End for the benefit of P Johnson.

The current property is a prefabricated bungalow which was occupied very recently by an elderly relative of the applicant, but is now in a derelict state, a pre-application enquiry was made under reference PE-00507-16 to replace the existing bungalow and build a further dwelling in the rear garden, the response for the replacement dwelling was positive but the additional dwelling was unlikely to be supported:-

> *"In terms of the number of dwellings, existing properties within the immediate area are generally fairly well spaced. Taking this into consideration, along with the relationship of the site to the playground, the most appropriate form of development upon the site would be a single replacement"*

Taking the Planning Officers advice the proposal is for a single replacement and the indicative dwelling is a 4 bedroom house with detached double garage.

The following part of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE).

USE

The current site comprises a prefabricated bungalow with a large rear garden, the indicative proposal is for a 4 bedroom house with detached double garage.

AMOUNT

Following on from the pre-application enquiry a single replacement dwelling is proposed.

LAYOUT

The final layout, design and scale to be determined at Reserved Matters stage.

SCALE

The scale of the replacement property on the site is to be determined at Reserved Matters stage.

LANDSCAPING

The current site is surrounded with a large conifer hedge, this is to be replaced with a comprehensive landscaping and boundary treatment scheme to be determined by Conditions at Reserved Matters stage.

APPEARANCE

Design and architectural appearance to be determined at Reserved Matters stage.

ACCESS

Access to the site is via a direct access off Seas End Road and a shared access roadway to the rear of the site, the proposal is to predominately utilise the existing right-of-way access to the rear. Access to and within the replacement dwelling to be determined by compliance with Part M of the Building Regulations.

PROPOSED SOUTH HOLLAND LOCAL PLAN

The proposed development boundary plan, which is currently out for public consultation, includes Moulton Seas End as a sustainable location which includes the application site.

EXTERNAL MATERIALS

External materials, design and detailing to be determined at Reserved Matters stage.

FLOOD RISK

The site is in Flood Zone 2 of the Environment Agency flood map, therefore if requested by the Environment Agency a Flood Risk Assessment will be produced. Irrespective if a Flood Risk Assessment is required the following measures to be incorporated in the dwelling design:-

- Flood resilient construction to be incorporated up to 300mm above floor level
- The future occupants should sign up to the Environment Agency automatic flood warning system
- Finished floor levels of the proposed dwelling to be a minimum of 300mm above the level of Seas End Road

APPLICATION PLANS

2990-16-10A	Location & Site Layout Plans
2990-16-11	4 Bedroom House Floor Plans & Elevations
2990-16-12	Double Garage Floor Plans & Elevations

G R Merchant
July 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS

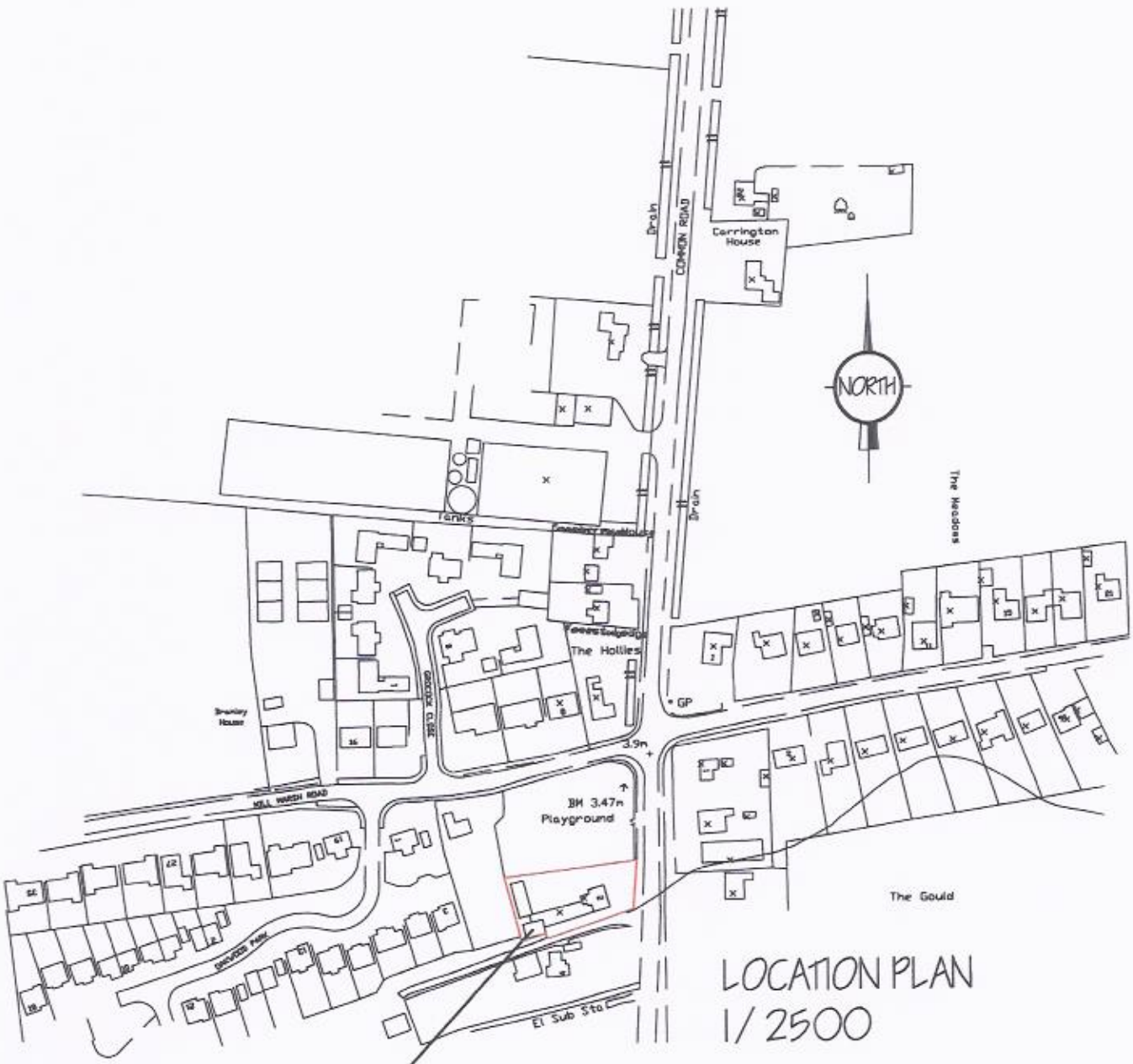
PHOTOGRAPHS

PROPOSED DEVELOPMENT BOUNDARY PLAN
- MOULTON SEAS END

PRE-APPLICATION ADVICE
REF: PE-00507-16

FLOOD RISK ISSUES
ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONSTRUCTION

LOCATION PLAN 1/2500



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SITE

'GOOGLE' SITE PLANS



Google earth

feet 3000
km 1



Google earth

feet 1000

meters 400



Google earth

feet 500

meters 100



Google earth

feet 10
meters 3

PHOTOGRAPHS





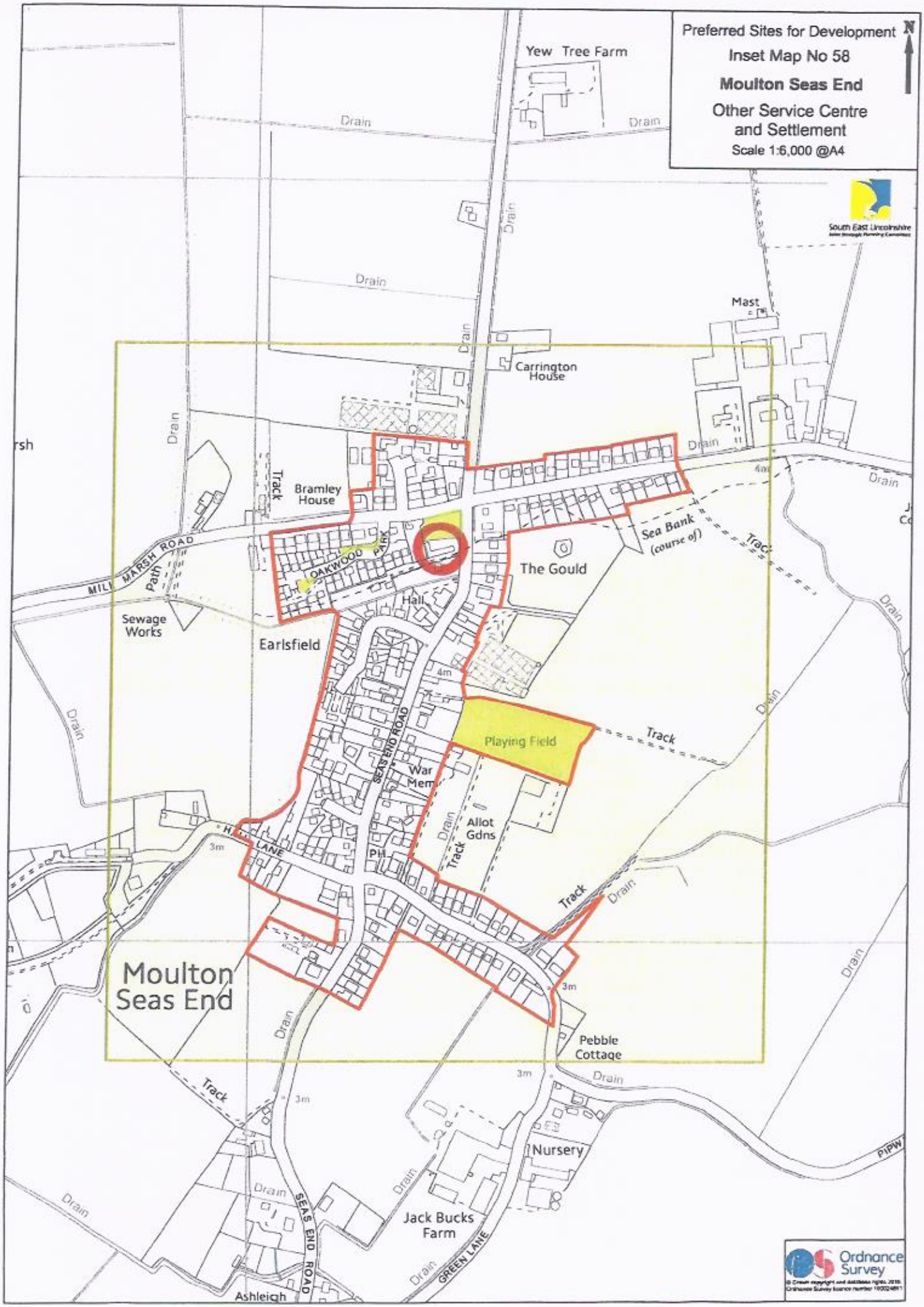








PROPOSED DEVELOPMENT BOUNDARY PLAN
- MOULTON SEAS END


Preferred Sites for Development
Inset Map No 58
Moulton Seas End
Other Service Centre and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Yew Tree Farm
Drain
Mast
Carrington House
Track
Bramley House
Sea Bank (course of)
MILL MARSH ROAD
Path
OAKWOOD PARK
The Gould
Hall
Sewage Works
Earlsfield
4m
Playing Field
SEAS END ROAD
War Mem
Allot Gdns
PH
HALL LANE
3m
Moulton Seas End
Pebble Cottage
Nursery
PIPW
Jack Bucks Farm
GREEN LANE
Ashleigh
Ordnance Survey

PRE-APPLICATION ADVICE
REF: PE-00507-16

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com>
To: _planningadvice <planningadvice@sholland.gov.uk>

20 June 2016 at 09:32

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT
2 SEAS END ROAD, MOULTON SEAS END

I have been approached by the owners of 2 Seas End Road, Moulton Seas End, which is a 'bricked round' pre-fabricated bungalow which is passed its 'sell-by' date.

My indicative proposal for the site is to replace the existing property with a three bedroom chalet bungalow and build a three/four bedroom house in the substantial rear garden.

Currently the existing bungalow has a direct access onto Seas End Road together with access off the adjacent private roadway to the rear garden.

Your informal opinion would be appreciated prior to making a formal Town & Country Planning Application.

If you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Yours Faithfully
Bob Merchant

G R Merchant Ltd
01406 490800

2990-16-01(JOHNSON).pdf
415K

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00507-16 G R Merchant on Behalf of Client P Johnson

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 20 June 2016 at 10:19
To: gr.merchant@btconnect.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00507-16

PROPOSAL: Residential Development

LOCATION: 2 Seas End Road Moulton Seas End Spalding

APPLICANT: G R Merchant on Behalf of Client P Johnson

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant On Behalf Of Client P Johnson
Gr.Merchant@Btconnect.Com

8th July 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00507-16 **Case Officer:** David Gedney
Location: 2 Seas End Road Moulton Seas End Spalding
Proposal: Residential Development

I write in reply to your recent enquiry.

The site is located in Moulton Seas End, which is defined in the South Holland Local Plan, 2006 as an Other Rural Settlement. Local Plan Policy HS7 states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9.

However, Paragraph 49 of the National Planning Policy Framework, 2012 makes provision for residential development on suitable sites in a sustainable location. Moreover, the emerging South East Lincolnshire Local Plan has now identified Moulton Seas End as an Other Service Centre with a defined settlement boundary. Taking these matters into consideration, no objections are raised in principle to residential development.

In terms of the number of dwellings, existing properties within the immediate area are generally fairly well spaced. Taking this into consideration, along with the relationship of the site to the playground, the most appropriate form of development upon the site would be a single replacement.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

FLOOD RISK ISSUES
ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONSTRUCTION

Environment Agency

Enter a postcode or place name: PE12 6LD 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 River Line
  - Main River Line
- ✔ Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

PE12 6LD at scale 1:10,000 Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Contains Royal Mail data © Royal Mail copyright and database right 2016.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

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.

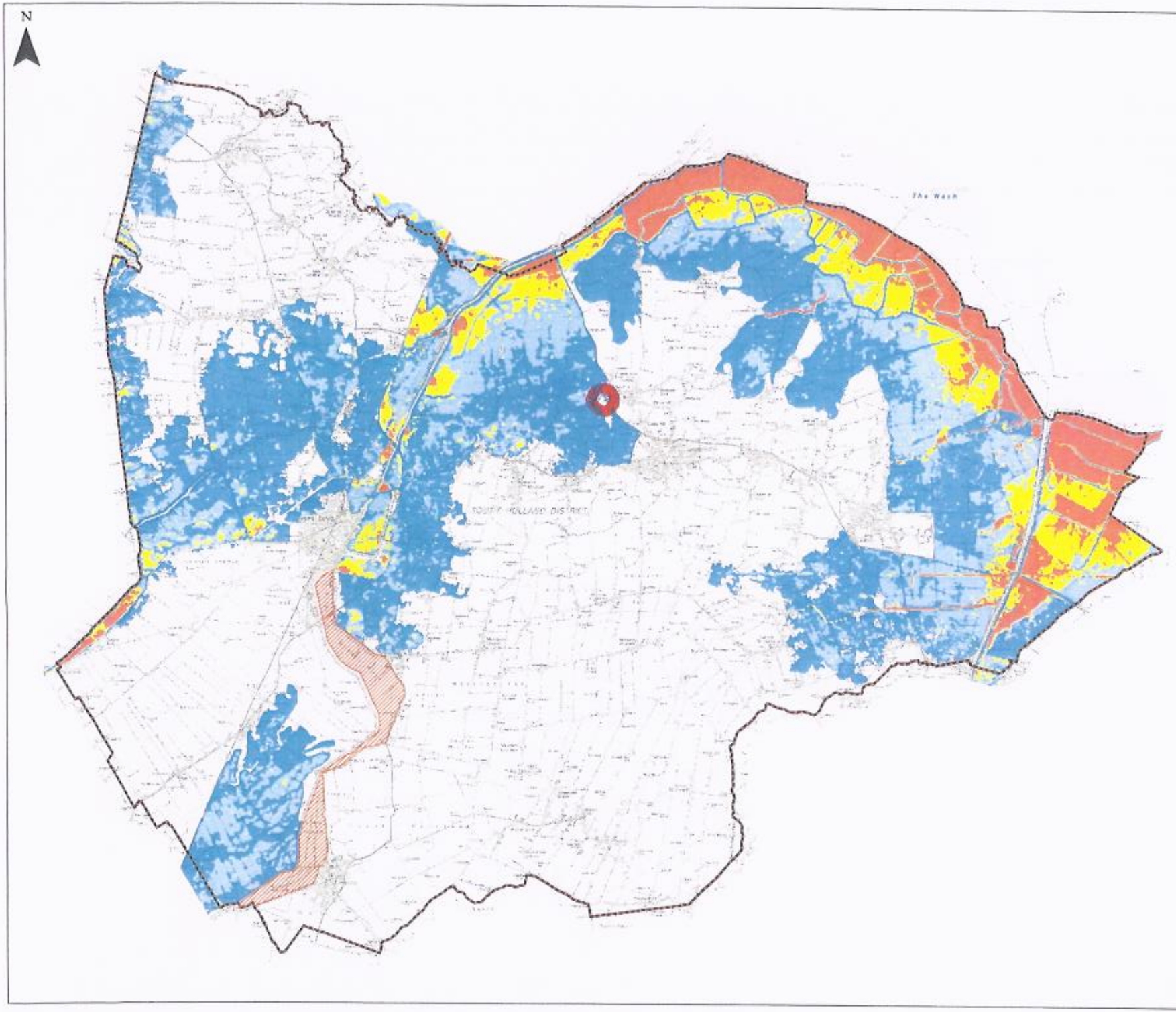
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Author: Environment Agency | wlbysupport@environment-agency.gov.uk
Last updated: 18th March 2016

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NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.

3. The consequences designated as being an Actual Risk area from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk area from direct overtopping of defences, where this would occur, together with breach failure which is assumed would occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bands as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevant to the map Title.

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XZ

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE: 1 : 60,000 @ A1

MAP NO:

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.