

## DESIGN & ACCESS STATEMENT

Client: Mr N Giles

Project: Proposed building plot, 48 Seas End Road, Moulton Seas End, Spalding, Lincolnshire

Ref: 082001

Document Ref: DAS01 (P1)

Date: 28.10.20

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### INTRODUCTION

The proposed site is located off Seas End Road and Hall Lane to the side of no. 48. No. 48 is a semi-detached 3 bedroom house with existing vehicular access off Hall Lane.

The site is currently the side garden to no. 48 and is also adjacent Hall Lane from which access would be envisaged.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 57.



*View of site from Seas End Road*

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

### USE

The proposed use is for 1 no. residential building plot.

### AMOUNT

The proposal is for 1 no. dwelling. The application site area is approximately 0.02 ha.

### LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that 1 no. dwelling (a 3 bedroom house is shown) can comfortably be accommodated without any detrimental effect to surrounding properties.

## SCALE

The scale would be determined at Reserved Matters stage.

Notwithstanding this, it is considered that a two storey dwelling would be appropriate and the submitted drawing PD01 demonstrates that a 3 bedroom house can be comfortably accommodated without any detrimental overlooking effect to surrounding properties. The immediate context comprises two storey dwellings to the north and south (Seas End Road frontage) and a bungalow to the west (Hall Lane frontage).



*Two storey dwellings (no. 46 & 48 Seas End Road)*



*Two storey dwelling (no. 2 Hall Lane)*



*Single storey dwelling (no. 6 Hall Lane)*

## LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

## APPEARANCE

The appearance would be determined at Reserved Matters stage.

## ACCESS

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD01 demonstrates that a safe vehicular access is achievable from Hall Lane. Hall Lane is a sparsely populated country lane (and also a no through road) and as such experiences very light traffic. Both Seas End Road and Hall Lane have 30mph speed limits. The drawing PD01 demonstrates that parking provision meets the SELLP 2011-2036, Appendix 6: Parking standards. Furthermore 2m x 2m pedestrian visibility splays can also be achieved. Access and parking arrangement for no. 48 are unaffected by the proposals.



*View east along Hall Lane from driveway location*

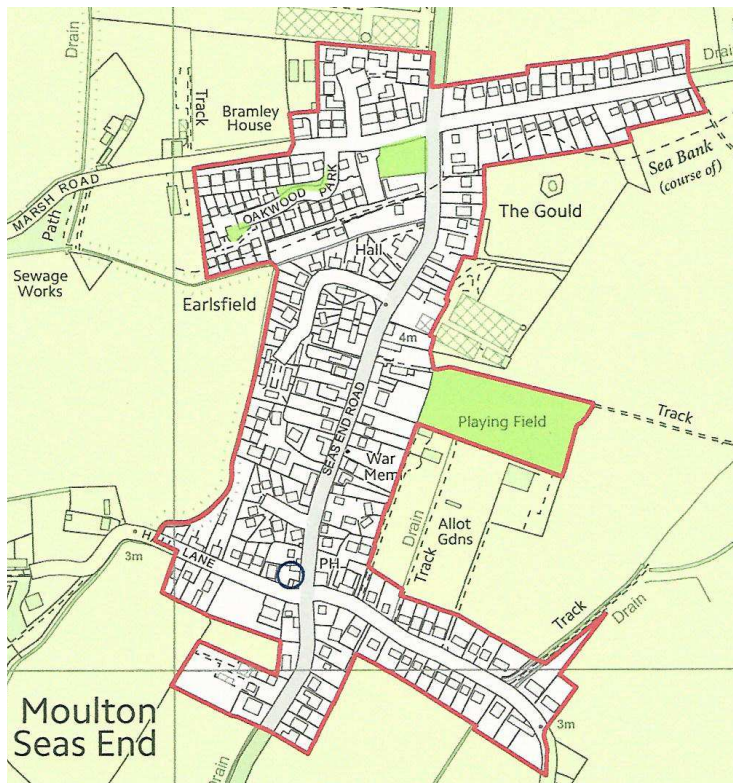


*View west along Hall Lane from driveway location*

There is a pedestrian footpath to the Seas End Road frontage linking the site to the centre of the village and local amenities.

## PLANNING

The South East Lincolnshire Local Plan 2011-36 identifies Moulton Seas End as an 'Other Service Centre' with a defined settlement boundary.

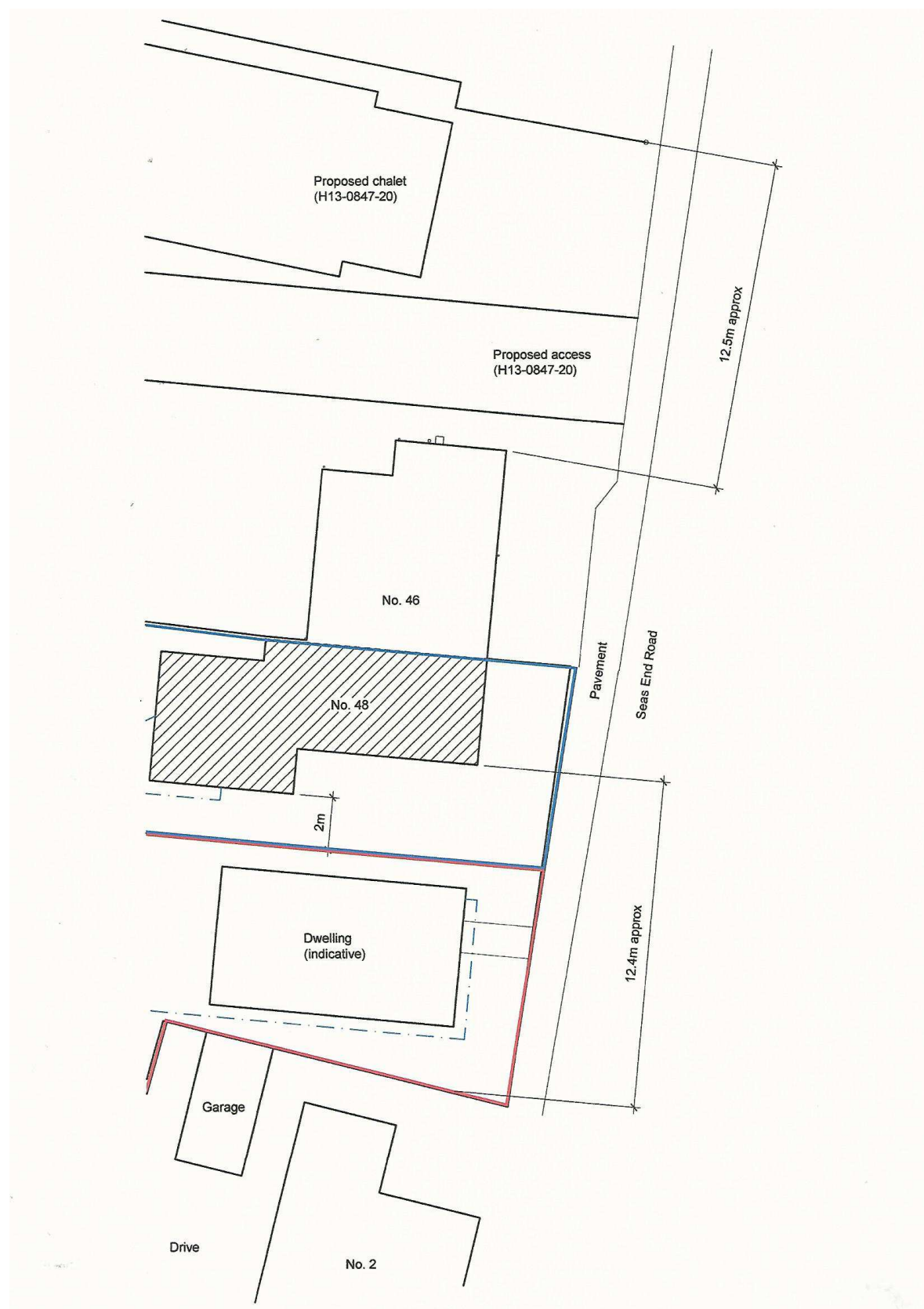


*South East Lincolnshire Local Plan, Inset Map No.57 (site circled in blue)*

A planning application was submitted on 30<sup>th</sup> September 2020 for no. 46 Seas End Road (ref. H13-0847-20) for reserved matters relating to residential development of 2 no. dwellings (chalets). One of these chalets (plot 1) is located to the side of no. 46, although set back from the frontage of Seas End Road.

It can be seen from the comparison plan below that the frontage width is almost identical, i.e. approx 12.5m for H13-0847-20 compared with approx 12.4m for my Client's site. Given that there is no roadway on my Client's proposals the frontage width available for the dwelling is, therefore, far greater.

It is also considered that my Client's proposal for an 'infill plot' to the side of no. 48 offers the potential for a more integrated street-scene to Seas End Road because there is space available for the dwelling to align with the front wall of no. 46 & no. 48.



Plan showing comparable frontage width compared with planning application H13-0847-20

## **FLOOD RISK**

The application site is in Flood Zone 1 (not requiring the submission of a flood risk assessment) and reference can be made to the EA Flood Map submitted as part of this application.

## **CONCLUSION**

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 57, and it is in Flood Zone 1.

The site lends itself to that of a building plot in terms of location, layout, massing and safe access, and there are numerous examples of this type of development across South Holland.

It is demonstrated on the submitted site plan that the site is of an adequate size and proportions to accommodate 1 no. dwelling in a way that is not overbearing (potentially integrating well with the street-scene of Seas End Road) and can meet the current planning policy for car parking.

Safe pedestrian access is also possible and there is safe pedestrian access into the centre of Moulton Seas End which is classified in the SELLP as an Other Service Centre with local amenities.