

PROPOSED DETACHED DWELLING
with vehicular access and parking
land adj. No.158 Six House Bank
West Pinchbeck Spalding
PE11 3QG

for

Mr. & Mrs. N. Stockdale



PLANNING STATEMENT

April 2018

PROPOSAL

This Application seeks Full Planning Permission for a detached dwelling with vehicular access on vacant land at Six House Bank, West Pinchbeck. The scheme also provides off- street parking provision for an existing adjacent property owned by the applicants.

THE SITE

Six House Bank is a long public highway which links the settlements of Northgate and West Pinchbeck. The street name is certainly no longer accurate in its description with significant residential development having taken place along its 1.85km length.

Typically ribbon development, there is a fairly consistent constraint to development along the western side of Six House Bank in the form of an open watercourse which runs parallel to the highway. This has restricted the built form to modestly sized dwellings with minimal frontage depths.



The Dovehirne Drain located at the rear of the application site

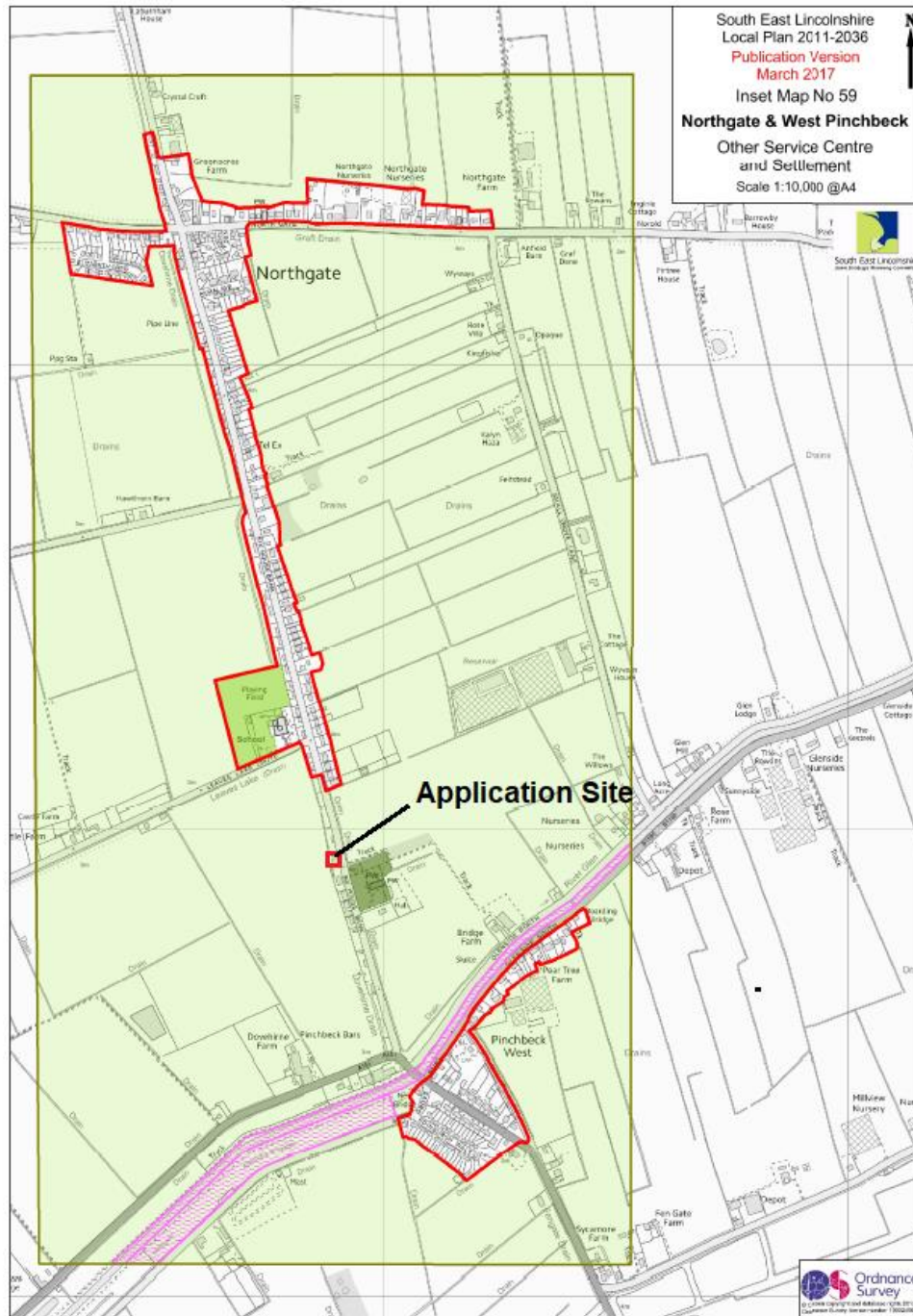
The application site is 0.025Ha with direct frontage onto the public highway and footpath. The vacant land sits below footpath level with the frontage defined by a privet hedge which is in poor condition. There are adjacent dwellings to the south of the site including a recently approved building plot to the south of No.160.



View of rear of application site from adjacent field (No. 158 adjacent to site beyond fence)

THE SITE cont/....

The nearest defined settlement boundary as per the emerging SE Lincs Local Plan is Northgate which is just 80metres to the north. The Settlement of West Pinchbeck to approx. 560metres to the south. There is a primary school some 250 metres to the north with footpath access.



SE Lincs Local Plan 2011-2036 Settlement Boundary Map

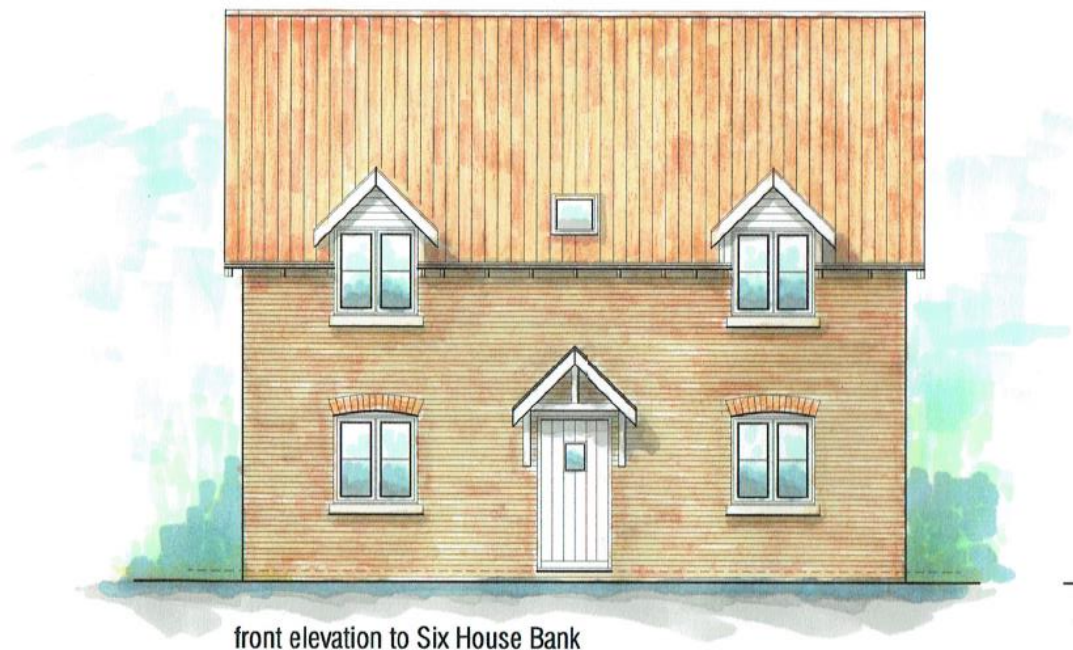
PLANNING HISTORY

The site has no previous planning history but it is relevant that a site just to the south of the application site was granted Outline Planning by the LPA in October 2017 for a single dwelling (ref H14-0806-17) The LPA in determining that application considered that although the site did not fall within the settlement boundaries for Northgate and West Pinchbeck the development would be located in very close proximity to those defined settlement limits.

THE SCHEME

The application includes a dwelling design that is considered sympathetic to the character of this part of the District and its rural location. The traditional cottage design provides appropriate scale relative to nearby buildings and is sited close to the footpath. The footprint provides 3 bedroomed family accommodation with side and rear garden areas. It is anticipated that the finished ground floor level of the dwelling will be set at the same level of the footpath to provide satisfactory means of access as well as avoiding potential surface water run-off from the adjacent highway.

External Materials for the dwelling are not specified at this stage but will be appropriate for the location and style of dwelling.



Cottage Style Dwelling Design

THE SCHEME CONT/.....

A key element of the scheme is the provision of a new vehicular access to provide off-street parking for both the new dwelling and the adjacent dwelling No.158 which currently has no such facility.

The access has been designed to enable vehicles to enter and leave the site safely as well as providing sufficient turning space for vehicles.

The frontage hedge to the proposed site is in poor condition and it is proposed to remove this to maximise visibility and prevent encroachment of vegetation over the public footpath.

There is also a conifer tree to the rear corner of the plot which is to be removed.



View across front of plot from the north showing hedge adjacent footpath and on street parking to No.158

TECHNICAL CONSIDERATIONS

Flood Risk – The application site is identified by reference to the Environment Agency Flood Map for Planning as being located in Flood Zone 1 and therefore a Flood Risk Assessment is not required as the site is also less than 1 Hectare.

Highways – As indicated on the submitted plans it is intended to form a new vehicular access onto Six House Bank in accordance with LCC Highways spec. This has been sized to enable safe entry and exit from the site for the new dwelling as well as the adjacent cottage No.158 which currently has no parking facility other than the public highway.

IDB Drain -As mentioned earlier in this statement the application site is adjacent to an open watercourse which is subject to the bylaws of the Black Sluice Internal Drainage Board. The Board have been consulted prior to the submission of this application and it is intended to obtain their formal consent for the relaxation of the 9metre easement that affects this site and adjacent properties and land.

The 6metre separation is indicated on the submitted plan to demonstrate satisfactory clearance (subject to that relaxation being confirmed by the IDB).

TECHNICAL CONSIDERATIONS cont/.....

Surface Water – The new access will be in accordance with LCC Highways specification and the relevant land levels will not result in surface water run-off into the highway. The private driveway will be constructed in permeable material and the roofwater from the new dwelling will discharge into the garden area.

Foul Drainage – As there is no adopted foul sewer network available at this location the foul drainage will be dealt with by Package Treatment Unit which will be sited in accordance with relevant Regulations. It is intended that the treated outfall will discharge to the adjacent watercourse subject to formal consent.

CONCLUSION

This detailed application for a single cottage style dwelling is proposed on a vacant parcel of land which, although technically located beyond adjacent settlement boundaries, is in close proximity to those existing settlements and a similar proposal has been recently approved to the south of this application site.

The application site is frontage and in character with the existing development along Six House Bank.

It is therefore considered that this application is extremely straightforward and will supply a new dwelling of modest family sized accommodation with onsite parking and private garden area. There is an additional benefit in that the existing property adjacent to the proposal will also gain on site parking and turning provision which will improve highway safety.