PROPOSED RESIDENTIAL DEVELOPMENT

TWO DETACHED DWELLINGS

Rear of No.40 Knight Street Pinchbeck

Spalding PE11 3RB

REVISED SCHEME

(H14-0045-18)



PLANNING STATEMENT

Incorporating Heritage Impact Assessment

June 2020

mlp Moulton Land and Planning alan j finch

PROPOSAL

This is a Full Planning application for Residential Development comprising 2No. 2 storey dwellings on a site in Knight Street, Pinchbeck. The development has commenced on the application site under previous planning consent, details of which are provided within this Statement, along with the reasoning behind this new Application.

THE SITE

The application site is located in Pinchbeck and is well located for access to the varied amenities that this popular village enjoys. The development is served by an existing access from Knight Street which also serves No.40 Knight Street. The last use of the site was a coal yard with associated buildings of various sizes and condition. The redevelopment of this brownfield site removes the non-residential use from what is a predominantly established residential area. Boundaries to the site are defined by screen fencing and where existing fencing is in good condition and offers sufficient screening then this is retained.

PLANNING HISTORY

The application site was granted Outline Planning Consent on 26th April 2017 under H14-0023-17. This was for residential development of 2 dwellings. The application was accompanied by a Flood Risk Assessment, Design and Access Statement, Heritage Impact Assessment, and indicative site layout and a topographical survey of the site.

A Reserved Matters application for 2 detached dwellings was subsequently approved 12th March 2018 under H14-0045-18. The development of the site commenced following a clearance of the brownfield site which had been previously occupied by various structures and partly inaccessible boundaries.

THE SCHEME

This Full Application is almost identical to that scheme approved under Reserved Matters in 2018. However, as a result of technical discrepancies that have arisen during the course of construction, it is deemed necessary to re-submit the proposed scheme in order to regularise the partly developed site. The issues have been referred to the Local Planning Authority and it was advised that the submission of a new application would be the most appropriate way forward.

When the Outline Planning Application was submitted the application was accompanied by a topographical survey of the site. This was taken to reflect the accurate area and features of the application site.

The Subsequent Reserved Matters application proposed a detailed layout for the site based upon the topographical survey. Following the granting of Reserved Matters the development commenced with extensive site clearance of the former coal yard taking place. The open boundary onto the playing field was fenced to the ownership boundary and the construction of the first dwelling (Plot 1) got underway.

It has only recently come to light when looking to set out the second dwelling that the application site is actually larger in area than originally measured particularly along the south west boundary with the playing field. As a consequence, Plot 1 which is virtually complete and ready for occupation, is in a slightly different location to that originally approved, having unfortunately been set out relative to an inaccurate datum.

Given the similarity with the originally approved siting and relative distances to boundaries and adjacent dwellings it is not considered that this amended scheme presents any adverse impact on the amenity of adjoining dwellings or their occupants. The fact that the site area has been found to be physically larger results in a more spacious development of the site.
The dwelling designs remain virtually as approved under the Reserved Matters scheme but there are minor adjustments to fenestration which, again, should have no adverse effect on the appearance of the development or the privacy and general amenity of the adjoining properties.
External Materials are as previously approved and these can be evidenced by the constructed dwelling and garage on Plot 1.
Landscaping and boundary treatment are extremely similar to previous approved scheme with appropriate adjustments where necessary to reflect the correct boundaries.

HERITAGE IMPACT ASSESSMENT

The application site is located within the designated Conservation Area of Pinchbeck.
The nearest Listed Building or Ancient Monument is Graft House which is located on the opposite side of Knight Street. This is a Grade II listed dwelling with extensive curtilage but the application site and the proposed development is not within site of the listed property.
The proposed development represents a significant enhancement to the Conservation Area as it replaces a brownfield site which was lastly used as a coal yard with various structures and machinery in evidence.

The application site has already received Reserved Matters approval for the proposed development of two dwellings including appearance and external materials and given its relatively concealed location it is not considered that the proposal will have any adverse impact on the Conservation Area or any Heritage Assets In the locality.

TECHNICAL CONSIDERATIONS

Flood Risk
The commenced scheme follows the recommendations of the Flood Risk Assessment that formed part of the Outline Planning permission with minimum ground floor levels set at 4.1m OD and bedroom accommodation restricted to first floor.

Highways
The private drive arrangement previously approved remains unaffected by this revised scheme with parking and turning areas also remaining unaffected.

Foul drainage –
The dwellings will be connected to the existing Anglian Water Foul Sewer located in Knight Street as indicated on the site layout

Surface Water – The driveways to the dwellings are to be of permeable construction with roof water from the dwellings being directed to proprietary soakaways located within front and rear garden areas.
Soil percolation tests in accordance with BRE 365 will be undertaken to establish capacity and depth of soakaways (subject to Building Regulation approval)

Ground Conditions
The site has been subject to Desk Based and Site Based Investigations and this application is accompanied by further copies of those reports for reference

CONCLUSION

This is effectively an amendment to an approved scheme of two dwellings, the development of which is underway with one dwelling virtually complete.
As a result of a technical error in the site survey and post approval site clearance the combined result is a larger development site area, with one of the dwellings having been inadvertently built in a slightly different location.
This would normally be considered as an Amendment to an approved scheme however as the site area now differs from that originally identified it is considered appropriate to deal with this by submission of a new Application.

The Applicant, is naturally keen to complete this development at the earliest opportunity and given the planning history of this former brownfield site, we would like to think that approval of this amended scheme will be forthcoming at the earliest opportunity.

mlp Moulton Land and Planning **Alan J Finch June 2020**