



1. INTRODUCTION

1.1. This Design and Access Statement is an adaptation and extension of two successive pre-application submissions previously included under the following references

1.1.1. Reference PE-00367-20, which was dealt with by Maria Salemmé in her response dated 10 December 2020. Broad principles on the development proposal were accepted, but reservations were made mainly concerning vehicle manoeuvring within the site.

1.1.1. Reference PE-00051-21, which was dealt with by Maria Salemmé, in her response dated 04 March 2021. The general essence of this advice was that all reservations raised in the previous pre-application advice had been dealt with satisfactorily, and that *"The Local Planning Authority would welcome an application on the basis of the proposed plans."*

1.1.2. A more formal drawing, numbered 20/562/PA/013 has now been prepared for this Outline Planning Application, showing indicative siting and the indicative two storey houses previously shown within the last pre-application submission, including the revised parking, manoeuvring and amenity provision.

2. BACKGROUND AND PRESENT SITUATION

1.1. The site is located on the north side of Spalding Town at the rear of a previous Builders Merchant's premises, which have been converted in recent years to low occupancy apartments. Two medium sized detached houses (202 and 206 Spalding Road) occupy the portion of land to the east of the overall site. Additional

apartments have been built in recent years on the original Builders Merchant land. The proposed new dwellings are on garden land attaching to no.202 Spalding Road

- 1.2. A housing development proposal on previously commercial premises to the south and the east has been approved by the Planning Authority and is currently nearing completion on site to provide 72 semi-detached houses.
- 1.3. Pre-application advice ref: PE-00090-20 was initially sought in respect of using the ample side garden land to 202 Spalding Road for a single new building plot, and this advice agreed that the principle of housing was appropriate for the area, subject to adjustments of detail.
- 1.4. A further application for pre-app advice was made subsequently, which addressed the previous reservations, and this resulted in a positive response as follows: -

Reference: PE-00174-20 Case Officer: David Grant

Location: 202 Spalding Road Pinchbeck Spalding

Proposal: Proposed new residential plot

Thank you for your enquiry. It is considered that the proposal addresses the previous points raised in the last pre-application enquiry.

The Local Planning Authority would welcome an application on the basis of the proposed plans.

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.

- 1.5. Further consideration was, however, given to the possible opportunities that this site offers, now that the significantly higher density development on the adjacent site has appeared on site, and which now very significantly changes the general character of this particular area of Spalding Road, as described below in section 3 of this brief Planning Statement.
- 1.6. The most recent pre-application advice, ref PE-00051-21 was based upon the present two-plot proposal and the response to this was as follows:-

Thank you for your pre-application enquiry in regards to 202 Spalding Road for proposed two additional dwellings.

Apologies for the delay in getting back to you with a response.

It appears that the removal of existing outbuildings and the sewage plant to the south would create sufficient manoeuvrability space for the 12 car spaces along the plot.

There now appears to show a sufficient space for manoeuvrability from the proposed driveways along with enough car spaces for the proposed dwellings.

Therefore, The Local Planning Authority would welcome an application on the basis of the proposed plans.

2. SITE ASSESSMENT

- 2.1. The site sits within a mixed-use area between the settlements of Spalding and Pinchbeck, on the periphery of Spalding Johnson Hospital and the Wardentree Industrial Estate. Residential use, including low occupancy rentable units, is established to the south and west of the application site and further substantial market housing has been approved in close proximity to the site as mentioned above. This higher density contribution to the surrounding residential area, together with the existing higher density low occupancy housing on the site surrounding 202 Spalding Road, creates a small enclave of slightly closer development.
- 2.2. Site access is shown on the application drawing and is afforded by means of the existing private access drive which is in the same ownership of 202 Spalding Road.
- 2.3. Site levels are largely flat and even, and previous flood risk assessments for the adjacent low occupancy apartments have not required special measures. The 72 house development referred to previously appears not to have had difficulty with flood risk either. The SE Lincolnshire Flood Risk Assessment indicates that the site is on the very edge of the green coloured 0.75 low hazard area, directly adjacent to the white flood risk free area on the year 2115 projection and is currently shown in 2021 as being in the white flood risk free zone. Flood risk is clearly therefore not an issue with this proposal.

3. EVALUATION

- 3.1. The existing two-storey house at 202 Spalding Road has a largely north-south outlook, and it is proposed to alter the fenestration to change this to an east-west outlook. This change then creates large areas of side garden land available for and additional plot at each side as shown on the accompanying drawings to this Statement.
- 3.2. The layout drawing which accompanies this Statement is drawing numbered 20/562/PA/013, which is an upgraded version of the most recent pre-application submission drawings. Drawing 013 includes the minor adjustments to layout to deal with the comments raised in the previous pre-application advice as follows: -
 - 3.2.1. Reversing distances have been shown, all of which are greater than 6 metres and would allow for easy manoeuvring within the site. The orientation of the proposed new house to the south of 202 has been adjusted such that the repositioned parking spaces allow for a 6.3 metre reversing space.
 - 3.2.2. All car parking spaces have been shown, in compliance with the previous approved scheme ref: - H14-0834-17.
 - 3.2.3. There is ample amenity space for the low occupancy units in the south-eastern corner of the overall site. This area is increased from previously by the removal of a package treatment plant which is now no longer needed since drainage is to be modified to allow the outfall to go into the mains sewer system.
 - 3.2.4. There is a 6.0-metre-wide access route through the site to the boundary of number 206, with a four-metre access gateway into that site
 - 3.2.5. There can be no additional or increased overlooking problems of the low occupancy units from number 202, since its existing first floor windows are in the form of dormer windows set into the roof pitch a way back from the front

elevation wall at ground floor level, and this is unchanged from the approved application ref: - H14-0834-17. The proposed new house to the south of 202 will be equally distant from the low occupancy units and should therefore be equally acceptable.

All these adjustments were deemed to be satisfactory in the most recent pre-application advice

- 3.3. The proposed plot sizes are approximately 13 metres wide by 32 metres deep for plot 1 and 9.25 metres wide by 32 metres deep for plot 2. Rear gardens will be approximately 13 metres long, all of which are ample dimensions to support additional dwellings. There will be no problems of overlooking and neither will any property overbear its neighbour. Indicative dwelling layouts are included upon the accompanying drawing to illustrate this.

4. ACCESS AND SUSTAINABILITY

- 4.1. The proposed houses are within Spalding town itself and therefore there will be no sustainability issues.
- 4.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive or be driven up to the principal entrances.
- 4.3. Public transport is readily available within the town.
- 4.4. Previous responses to pre-app submissions have raised no issues with access and sustainability.

5. CONCLUSION

- 5.1. It is considered that the proposed development is suitable for the site and the area generally. The details included in this application demonstrate that no loss of amenity will result to properties within the area, and there will be no problems of an overlooking nor overbearing nature in the proposals. Flood risk issues appear not to be an issue.
- 5.2. It is further considered that all items which previously raised a little concern in pre-application advice have been dealt with, which should now allow a positive pre-application response to the proposal shown on drawing 20/562/PA/013.