Application no: H15/0013/09

Applicant: Mr & Mrs Wright
Ostlers Cottage
Church End
Quadring
Spalding Lincs PE11 4SQ

Agent: Wenman Design Solutions Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincs PE12 6BX

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Description: Proposed replacement dwelling

Location: 'Ostlers Cottage' Church End
Quadring

Amendment: Dwelling repositioned and amended Design and Access Statement (dwg. no. WEN/1282/08/01A)

Letter Sent: 21-JAN-09

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

[redacted]

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received ... KP 19-1 Registered ☑ 21/1

Case Officer to Complete

Has this amendment been requested? **Yes/No**

If Yes, is it what was asked for? **Yes/No**

Is it an amendment in principle? **Yes/No**

Is it the same character/description for fee purposes? **Yes/No** (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☒ All ☐

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - *Name/Address*: .....

.....

.....

.....

Case Officer's Decision:

REJECTED – New Application Required ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☑

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

Case Officers Signature ..... **Date** ...21.1.09.....

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (*if necessary*) ☑

Public Register Updated ☑ Acceptance/~~Rejection~~ Letter Issued ☑ 21/1/09

(Plus Library if Re-Consulting Residents)

WENMAN DESIGN SOLUTIONS LTD

2 Austendyke Road, Weston Hills, Spalding, Lincolnshire PE12 6BX

T: 01775 724171 M: 0784 1718457

SHDC
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Our Ref: WEN/1282/08

16 January 2009

FAO: T Meachen

Dear Madam,

RE: H15/0019/09 – OSTLERS COTTAGE, CHURCH END, QUADRING

With reference to the above application please find enclosed amended plans and amended Design and Access Statement for the above planning application.

The Design and Access Statement has been slightly amended in para.s 8 and 9 for your information.

The block plan has also been amended to alter where the building lies on the plot.

There are no other amendments.

I hope this is self explanatory however should you need any clarification please do not hesitate to contact me.

Yours faithfully

Richard Wenman ABEng.

SHDC
Planning & Development
19 JAN 2009
Ref: 0013/09

SOUTH HOLLAND RECEIVED
19 JAN 2009
14:16

PLANNING AMENDMENT

For Office Use only
Application No: H15/0013/09
Date Registered: 19 JAN 2009
Case Officer: TM

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
mr + mrs wright ostlers Cottage church End Quadring Telephone:	wenman Bld Design Telephone:

SITE ADDRESS DETAILS

As Above

CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H15/0013/09
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Replacement Dwelling	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Dwelling repositioned + Amended D+A Statement	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

AMENDED PLAN
Ref. A1

AMENDED
DESIGN & ACCESS STATEMENT

FOR

PROPOSED FULL PLANNING APPLICATION TO ERECT A DETACHED 4 BED HOUSE (REPLACEMENT DWELLING)

OSTLERS COTTAGE
CHURCH END, QUADRING



SHDC
Planning & Development
19 JAN 2009
Ref: 0013/09

Wenman Design Solutions Ltd

2 Austendyke Road

Weston Hills

Spalding

Lincs.

PE12 6BX **Tel: 01775 724171**

Email:enquiries@wenmanbuildingdesign.co.uk

DESIGN & ACCESS STATEMENT

FOR

A FULL PLANNING APPLICATION TO ERECT A DETACHED 4 BED HOUSE (REPLACEMENT DWELLING)

OSTLERS COTTAGE CHURCH END, QUADRING

CLIENT: MR & MRS WRIGHT

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1. Introduction

This Design & Access Statement accompanies a planning application Full planning application for the erection of a detached 4 bed house (replacement dwelling).

It should be read in conjunction with the following drawing:

Drawing No's. WEN/1282/08/00 & WEN/1282/08/01

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account:-

NATIONAL POLICIES

- PPS1 – Delivering Sustainable Development
- PPS7 – Development in the Open Countryside

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG4 – Development in the Open Countryside
- SG14 – Design and Layout of New Development
- SG15 – New Development – Facilities for Road Users, Pedestrians and Cyclists
- SG17 – Protection of Residential Amenity
- SG18 – Landscaping of New Development
- HS17 - Replacement Dwellings in the Countryside

These policies form the basis upon which this application has been designed.

2. Background

The application site is an individual development along Church End, Cross Gate, Quadring with existing outbuildings both within the application site and adjacent to it on land which is also within the applicants ownership. There are other scattered existing residential dwellings in Church End, Cross Gate consisting of bungalows and houses of various sizes and design.

3. The Site

The application site, Ostlers Cottage, Church End, Cross Gate, Quadring is owned by the applicants Mr & Mrs Wright. There is a bungalow on the site which comprises of a kitchen, lounge, 2 bedrooms, conservatory, lobby and a bathroom. There are also two store rooms and a boiler room attached to the bungalow which can only be accessed externally. There are existing outbuildings to the east of the existing bungalow on the front,

rear and side boundaries. These outbuildings also extend beyond the application site on to agricultural land which is also within the ownership of the applicants. There is an existing access on to Cross Gate which services the existing bungalow and the existing outbuildings. There is no agricultural tie on the existing bungalow.

The principle Policies to which this application relates are:-

HS17 – Replacement Dwellings in the Countryside

The erection of replacement dwellings in the countryside will only be permitted where all the following criteria are satisfied:

1) The original building has not been abandoned or allowed to fall into such a state of disrepair that it would not be capable of habitation without significant structural repair, and retains the appearance of a dwelling.
The existing dwelling is a single storey detached bungalow and is occupied as a dwelling.

2) The original building is not a temporary or mobile structure.
The bungalow is brick built with external render and has a tiled roof.

3) The original building has a lawful dwelling house use.
Yes

4) The original building is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement.
This detached bungalow does not possess any architectural or historical qualities, indeed it has been variously extended over the years and is now a somewhat rambling construction that does not have any benefit to the area in which is located. There is a current planning permission for this property for a proposed rear extension and re-roof to provide 2 bedrooms in the roof (Planning permission H15/1006/07 refers) However, when South Holland District Councils Building Control Officer, Ruth Dowling, visited the site on a 'pre-commencement' site visit she found various structural defects in the existing property and gave the opinion that it was not economical to proceed with that proposed extension and that a replacement dwelling would be a more appropriate way forward.

5) The replacement dwelling is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%. The floor area of any existing ancillary structures will not be included in this calculation.

The replacement dwelling does exceed the 20% limit, however, it is requested that consideration be given to this application being treated as an exception in order to provide a dwelling of sufficient size to adequately accommodate the applicants and their three children.

6) The replacement dwelling is positioned on a similar footprint to the original building unless it can be demonstrated that repositioning would benefit the character and appearance of the site and locality.
The proposed dwelling is not on the same footprint as the original dwelling as it was necessary to move it approximately 1.5M east to take away from an existing piped dyke within the application site. The front building line remains the same and the rear building line extends beyond the original rear footprint.

7) The design of the replacement dwelling reflects the design of traditional, vernacular buildings in the area in terms of scale, character, materials of construction and architectural detailing.
The proposed design of the replacement dwelling reflects the design of traditional, vernacular buildings in the area in terms of scale, design and character. The materials to be used will be traditional to the area to be approved at a later date.



Example of existing dwelling in Cross Gate



Example of existing dwelling in Cross Gate

4. Use

The application site is currently residential.

5. Amount

Drawing no. WEN/1282/08/00 contains a site plan showing the position of the existing dwelling and the existing floor layouts and elevations.

Drawing no. WEN/1282/08/01 contains a block plan showing the position of the proposed dwelling and the floor layouts and elevations together with eaves detailing.

6. Layout

In accordance with Policy SG17 (SHLP 2006) – Protection of Residential Amenities - the proposed building has been located in a position such that it will not affect the amenities of nearby dwellings. The proposed balcony on the rear elevation overlooks open countryside which is within the applicant's ownership.

7. Appearance

The proposed replacement dwelling is in accordance with Policy SG14 (SHLP 2006) – Design and Layout of New Development - The proposed replacement dwelling is of a character, form, design and scale of similar dwellings in the area in which it is situated.

Materials to be used will be of local distinctiveness and will be in character with the local area.

8. Access

It is proposed that the existing access will continue to be used to provide access to the proposed new dwelling and existing outbuildings. There is good visibility in both directions along Cross Gate. See photographs below. There is also a second access into the site, however it is proposed to make no changes to the existing access arrangement as they are considered acceptable.



Photograph view looking west indicating the good visibility outside the site



Photograph view looking east indicating the good visibility outside the site

9. Landscaping

The application site has existing privet hedge along part of the front boundary together with post and wire fencing. The remaining boundaries of the site have post and rail fencing and recently the entire site boundary was planted with a native 'stewardship mix' of hedging which will obviously remain in place.

10. Conclusion

The proposed replacement dwelling will be in character with the area, particularly in terms of the design, form and scale. Whilst it is appreciated that the proposal substantially exceeds the 20% increase in floor area it is contended that the proposed dwelling will improve the existing street scene and provide adequate accommodation for the applicants and their children. There is ample space within the application site for off-road parking.