



Architectural Design Services

www.brammadesign.co.uk

24 Risegate Road, Gosberton
Spalding, Lincolnshire. PE11 4EZ
07837 735718
info@bramadesign.co.uk

Design & Access Statement

68 Town Drove, Quadring
Spalding, PE11 4QN

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The following statement is to accompany an outline planning application
for a proposed two storey residential dwelling

Applicant : Ms L Roberts

June 2018

Ref:D&A.124-01

Design

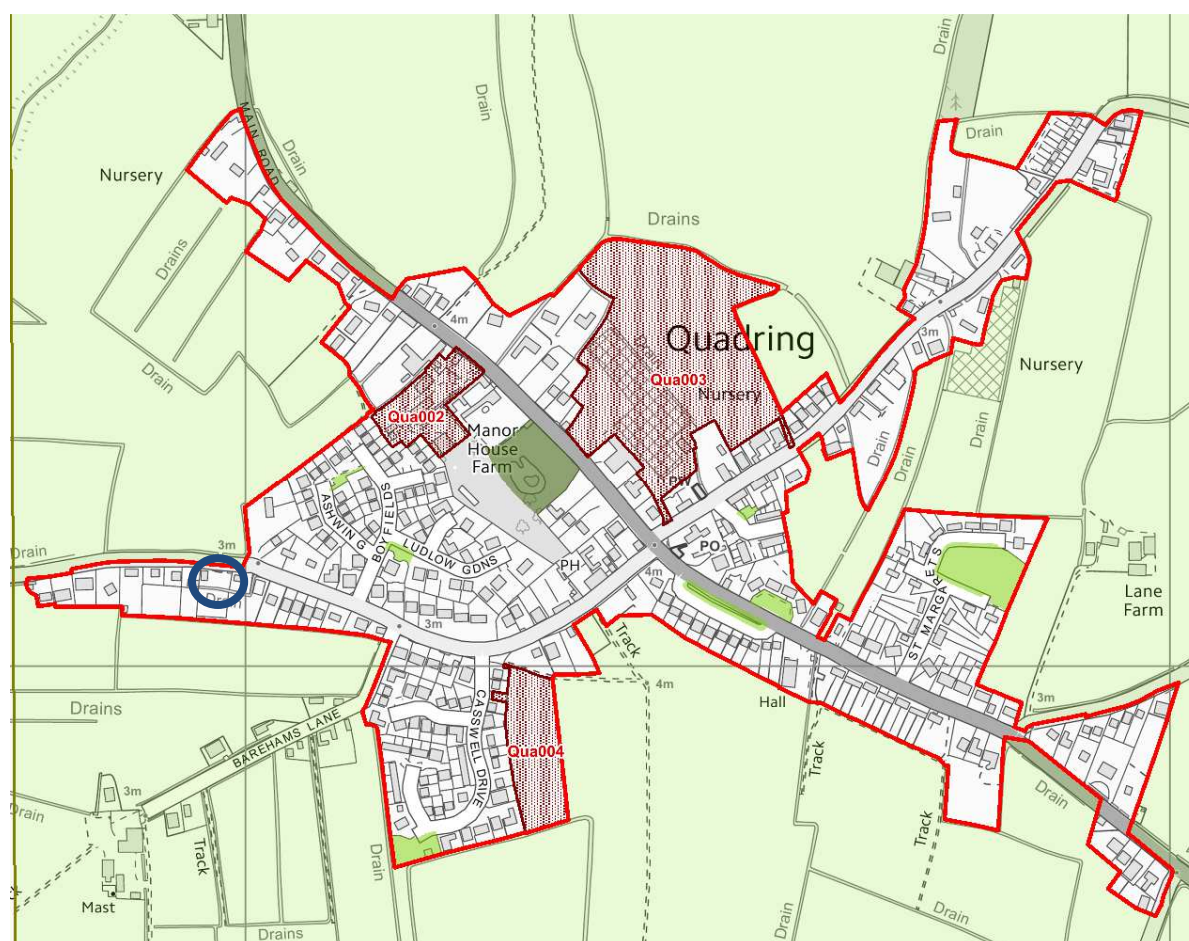
The Process

Assessment

Physical Context;

Quadring is a typical Lincolnshire village, it lies on the A152, 2 miles (3.2 km) north-east from Gosberton, and 2 miles south-east from Donington

The site itself lies to the west of the settlement of Quadring fronting Town Drive and is within the Defined Settlement Boundary of Inset Map No 22 of the South East Lincolnshire Local Plan



The development site is positioned adjacent 68 Town Drive, Quadring, Spalding, PE11 4QN
The National Grid Reference of the central point of the site is TF219331

The development area is 0.10 Ha.

Please refer to drawing number 124-01-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with a collection of small businesses in the village. Both Town Drove & the main settlement to the East of the site are mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.

The site has well defined boundaries. It is separated from the existing residential property to the east by boundary timber fencing & established garden hedging.
The northern boundary of the site is defined by the highway verge adjacent to Town Drove while the newly formed western boundary will be a timber garden fence enclosing the existing & new dwellings rear amenity areas.

The site is currently an oversized and underused area of garden land to the side of No 68 Town Drove.

There is good vehicle access to the site directly off Town Drove with pedestrian access nearby via the existing public footpaths running along Town Drove.

Social Context;

The proposed development would help to provide the supply of housing required to meet the needs of present and future generations. Good local services and facilities are available such as primary school, pre-school, public house, village hall, church, Indian takaway & restaurant, village store & post office.

With a Parish population of 1,339 people at the last census the local community is growing demonstrated by the recent planning applications for new housing and the number of extensions to properties in the area. This sets a clear precedent that the area is in need of growth to accommodate the needs of its residents. It is also on a public transport route & the site is accessible to the aforementioned services.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the community such as the nearby public house, takaway & restaurant, village store & post office. Employment opportunities exist within local businesses in the area and an increased village population would provide them with a solution to current & future local staffing issues facing many rural areas. Sustainable growth within the village would therefore not only help with the continuation of the local rural businesses & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2012

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Required a good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Paragraph 7 and 8 - Achieving sustainable development

Paragraph 49 - Delivering a wide choice of high quality homes

The South Holland Local Plan July 2006

Policy SG1 - General Sustainable Development

Policy SG2 Distribution of Development SG3 Settlement Hierarchy

Policy SG4 Development in the Countryside

Policy SG11 Sustainable Urban Drainage Systems (SUDS)

Policy SG14 - Design and Layout of New Development

Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists

Policy SG16 - Parking Standards in New Development

Policy SG17 - Protection of Residential Amenity

Policy HS3 New Housing Allocations

Policy HS7 New Housing in the Open Countryside including Other Rural Settlements

Involvement

Due to the scale of the proposed development and it was felt not necessary to consult local community groups.

As part of the pre-application process a preliminary enquiry application was made to the council's planning department (ref: **PE-00039-18**).

The response was positive, and as such an outline application has been prepared & submitted.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The sites positioning lends itself to residential development being adjacent to an existing dwelling and within the Defined Settlement Boundary of the village.

The proposed plot would amount to infill development on an oversized and underused area of land to the side of No 68 Town Drove

As described in the physical assessment the site already has good direct access to Town Drove. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & parking facilities in line with local plan requirements. This would include off street parking with turning areas to allow occupiers to enter and leave the properties in a forward gear.

Surrounding properties including are mostly two storey houses. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing a much needed small two storey 3 bedroom sized detached dwelling of an 'affordable nature' to attract a young family to the area.

The indicative proposals should also demonstrate that the existing properties along Town Drove will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could be achieved by offsetting the proposed property via use of the existing access for No 68, providing a sufficient parking/driveway. A new access would be proposed for No 68 also adding separation between the existing & proposed dwelling. A detailed landscaping scheme as part of the reserved matters application could also provide some screening to the new western boundary between properties if this was deemed necessary.

Use & Amount

The site is currently mainly of a redundant residential use, apart from an existing small parking/garaging area, with a residential use being proposed.

Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate an “affordably” sized detached property with associated parking & turning facilities

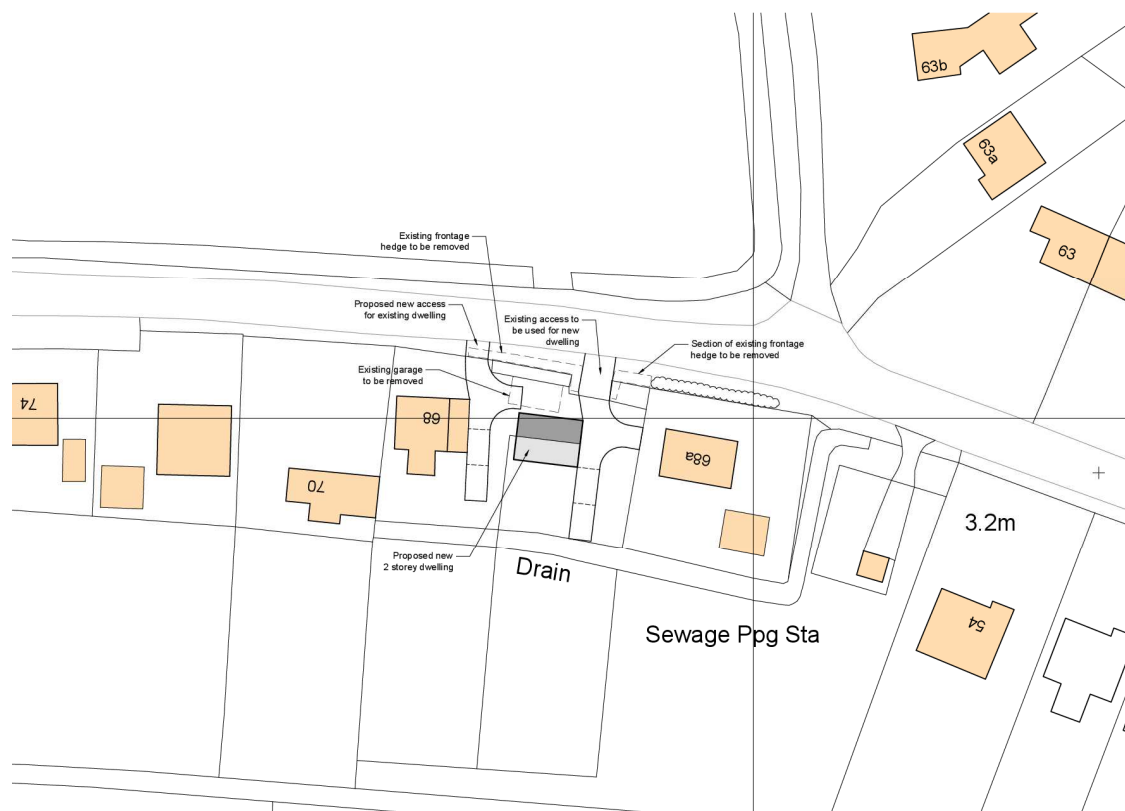
Scale

The footprint of the suggested dwelling on the indicative layout is that of a typical sized 3 bedroom two storey detached house.

Although this is only indicatively demonstrating what the site could comfortably accommodate, the mass of the unit would be in keeping with the neighbouring two storey dwellings. The site positioning is such that the new dwelling would not be considered overbearing.

The indicative dwelling is thought to be of a suitable scale to both meet the needs of current & future residents while also allowing it to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance.

Indicative Layout



The indicative layout has been designed to demonstrate that a modestly sized 'affordable' house is possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The detached two storey dwelling has been positioned centrally between existing properties. The house is positioned back from the road on the current building line, allowing an opportunity to provide an attractively landscaped front garden area and alongside an architecturally relevant house design (all to be submitted at reserved matters stage) would contribute to both enhancing and matching the visual character and appearance of the surrounding area,

Due to this setback, along with removal of the existing garage & large frontage hedging, a new driveway for No. 68 with sufficient visibility can be accessed directly off Town Drive. This along with utilising the existing access for the proposed new dwelling is enough to provide a minimum of 2 parking spaces for both dwellings with ample turning area to enable residents to enter and leave their properties in a forward gear.

Positioning within the site would allow equal and plentiful amenity space for both no 68 & the proposed new dwelling.

As previously suggested the proposed new dwelling has been offset to provide acceptable side to side distances from neighbouring properties via the use of the parking/driveway areas to avoid any overlooking or overshadowing issues.

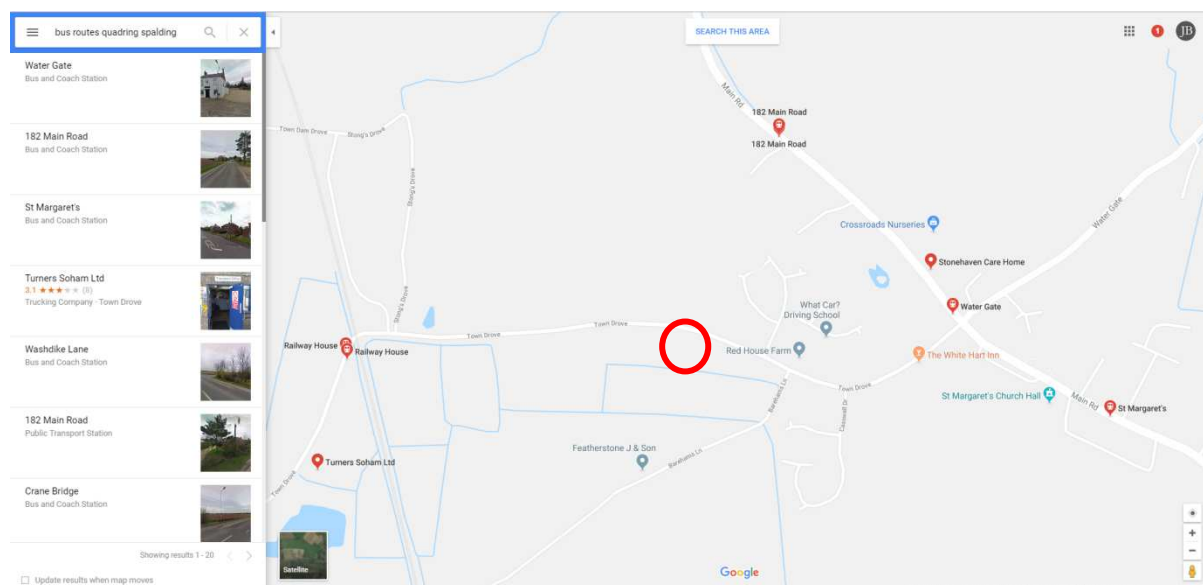
Access

There is good access to the site directly off Town Drive.

The proposed new driveway can be accessed directly off Town Drive and is, along with utilisation of the existing access driveway, is large enough to provide a minimum of 2 parking spaces for both dwellings with ample turning area to enable residents to enter and leave their properties in a forward gear.

Nearby pedestrian access is available via the existing public footpaths running along Town Drive

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There are bus routes providing access to the market towns of Boston & Spalding that regularly stop in the village. There is also a service that links the main villages of nearby Donington & Pinchbeck with all their facilities. The nearest bus stop is situated on the A152 within 500m of the site with public footpath access.

As well as excellent transport links the village of Quadring is within 2 miles of the larger village of Donington and its many further facilities including schools, shops, restaurants, garage etc. and therefore within walking or cycling distance reinforcing the sustainability of the location.

All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

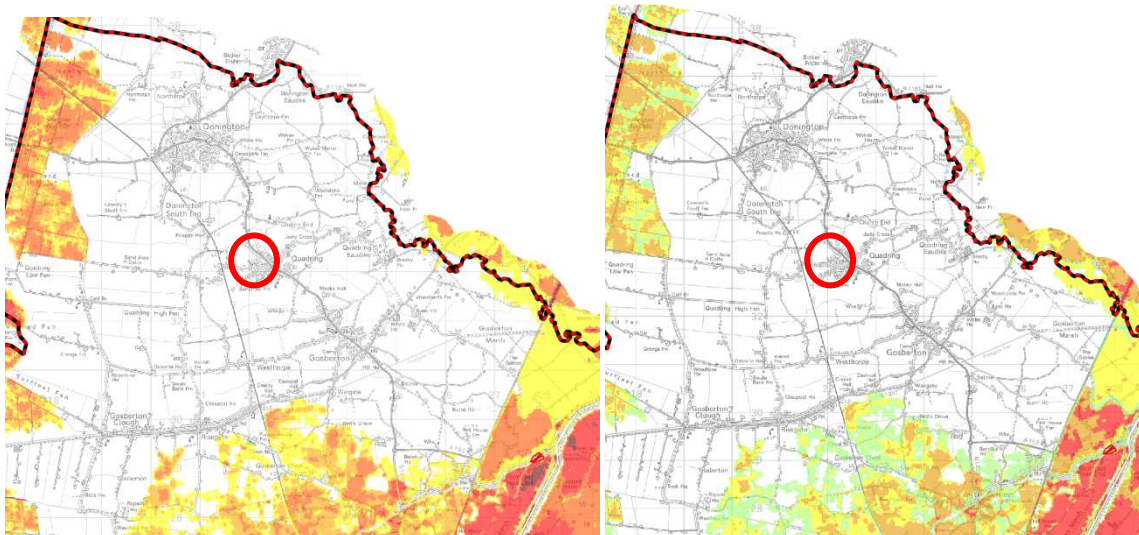
Parking Standards

A minimum of 2 spaces has been provided per dwelling along with turning facilities on the indicative layout submitted demonstrating the required local plan standards can be met.

Other Information

Flood Risk

The site lies within Flood Zone 3 according to the Environment Agency's Flood Map for Planning (Rivers & Sea) However on the 2115 South Holland Strategic Flood Risk Mapping the site is not shown to be impacted by increased flood hazard or flood depth.



Existing floor levels will be raised to a min 300mm above the general surrounding ground floor levels as per the Environment Agencies standing advice for vulnerable developments however.

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for a detached dwelling on a site measuring 0.10 Ha.

Although an indicative layout is included showing how the site could be developed, all matters are reserved for subsequent approval.

Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The proposal is to establish the principle of residential development for a detached dwelling on land within the Defined Settlement Boundary of Inset Map No 22 of the emerging South East Lincolnshire Local Plan & as part of the new local plan currently under consultation Quadring is classed as a 'Minor Service Centre'

The draft local plan states;

'It is acknowledged that incremental growth in housing supply will also come about through infill and 'speculative' applications within the settlements identified in Policy 11' and 'Within the defined settlement boundaries there will be numerous opportunities for infill housing' followed by 'the positive tone of the Local Plan encourages such development provided that the material considerations of the Local Plan and particular sites can be met'

This is considered to be a material consideration that outweighs the current Local Plan Policy deemed to be out of date and ultimately means the proposal is suitable in principle for housing.

Paragraph 49 of the National Planning Policy Framework (NPPF) 2012 applies as currently the authority cannot demonstrate a 5-year supply of deliverable housing sites. Paragraph 14 states that there is a presumption in favour of sustainable development and planning permission should be granted where the relevant policies are out of date and development has no adverse impact and demonstrably outweighs the benefits when assessed against the policies in the Framework. As the area has been recognised as a Minor Service Centre in the emerging Local Plan, this must mean the authority consider the site sustainable.

In previous sections of this statement it has been proven that the proposal effectively amounts to sustainable residential infill development and therefore complies with the relevant planning policies. This is also highlighted within the pre app advice provided by the council which goes on to state that **'the principle of development on this land is considered agreeable'** and **'the local planning authority would welcome an application on this site'**

The recent planning applications for new housing, along with the number of extensions to properties in the area both set a clear precedent that the site is sustainable and the area is in need of growth to accommodate the needs of its residents.

Relevant recent Planning applications;

H04-0038-18	Land to the rear of 36 Quadring Road Donington PE11 4TD	Outline application for residential development	12-01-18	OUTLINE	Approved
H15-1171-17	Adjacent: 62 Water Gate Quadring Spalding PE11 4PY	Erection of 8 detached dwellings - outline approval H15-0621-16	08-12-17	RESERVED MATTERS	Approved
H15-1068-17	70 MAIN ROAD QUADRING SPALDING PE11 4PW	Proposed residential development to include demolition of existing bungalow.	09-11-17	OUTLINE	Approved
H04-0894-17	Dave Cook Engineering Quadring Road Donington PE11 4TB	Erection of 7 family homes	21-09-17	FULL	Approved
H15-0725-17	Sarahgate Lane Quadring Spalding PE11 4QE	Residential development - erection of two dwellings (Outline approval H15-1025-16)	01-08-17	RESERVED MATTERS	Approved
H15-0282-17	Watergate Quadring Spalding PE11	Residential development	22-03-17	OUTLINE	Approved

Although an outline application, the dwelling will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance of Quadring.

As demonstrated on the indicative layout, the property can be positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking. Also providing sufficient parking/turning areas for vehicles to enter & leave in a forward gear.

In line with the NPPF the proposal is believed to be sustainable development contributing;

- **economically** to the existing local businesses through increased expenditure & employment opportunities,
- **socially** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer such as public transport routes to larger towns with their extra facilities
- **environmentally** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.