

## DESIGN & ACCESS STATEMENT

Client: Miss P Clare  
Project: Proposed building plot, 76 Main Road, Quadring, Spalding, Lincolnshire  
Ref: 061801  
Document Ref: DAS01 (P1)  
Date: 10.07.18

---

### INTRODUCTION

The proposed site is located off Main Road to the rear of no. 76.

The site is currently the rear garden to no. 76, however, the garden increases in size significantly to the south. Furthermore, no. 76 is able to take a driveway access anywhere off the existing tarmac roadway and so is not limited to the rear of the existing garden being parking provision (which is the case for no.s 78-100 Main Road).

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 22.



*View of site from south east corner*



*View of site from north (access roadway to the left)*

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

The proposed use is for 1 no. residential building plot.

### AMOUNT

The proposal is for 1 no. dwelling. The application site area is approximately 0.05 ha.

### LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that 1 no. dwelling (a bungalow is shown) can comfortably be accommodated without any detrimental effect to surrounding properties.

**ANDREW M WRIGHT LTD** CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD  
Telephone: 01406 540573 M: 07940 914778

## SCALE

The scale would be determined at Reserved Matters stage.

The immediate context comprises a row of two storey dwellings to the north. The property to the east (no. 74) cannot be seen from the site owing to dense landscape screening.



*Two storey dwellings to the north (no. 76 & 78)*



*Two storey dwellings to the north (site in foreground)*

## LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

## APPEARANCE

The appearance would be determined at Reserved Matters stage.

## ACCESS

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD01 demonstrates that a safe access is achievable from Main Road by virtue of the existing tarmac roadway. This roadway connects with a further roadway to the side of no. 102, effectively forming a loop. None of the properties (no.s 76-102) have direct access onto Main Road which by its very nature is safer than a row of independent frontage driveways.



*Vehicular access (tarmac) off Main Road*



*Roadway (gravel) to south serving rear of properties*

Drawing PD01 indicates that space is possible for independent driveways/parking provision for both existing no. 76 and the proposed new dwelling, served from the existing tarmac roadway.

**ANDREW M WRIGHT LTD** CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD

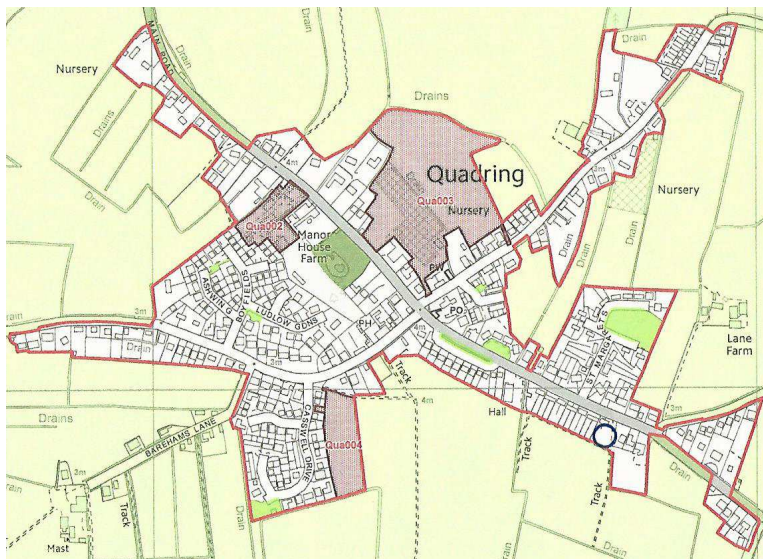
Telephone: 01406 540573 M: 07940 914778

There is a pedestrian footpath in front of no. 76 linking it to the centre of the village and local amenities.

## PLANNING

Quadring has no development boundary in the South Holland Local Plan (2006), so is currently classed as being in open countryside. Policy HS7 would usually seek to restrict housing development in this location. However, this policy is considered out of date as SHDC cannot currently demonstrate a 5 year supply of deliverable housing sites.

Paragraph 49 of the National Planning Policy Framework (2012) makes provision for residential development in a sustainable location where there is an absence of a 5 year supply of deliverable housing sites. The emerging South East Lincolnshire Local Plan has identified Quadring as a 'Minor Service Centre' with a defined settlement boundary. These matters are material considerations that outweigh the aforementioned Local Plan policy.



South East Lincolnshire Local Plan, Inset Map No. 22 (application site circled)

Following an initial consultation with the agent, the applicant met with SHDC planning officer, David Grant, on 18.06.18 to discuss the concept of a single building plot to the rear of no. 76 Main Road. David gave positive feedback and was in agreement that a single plot with a bungalow would be an appropriate form of development (as this would not create overlooking issues) and that separate driveway/parking provision for each property (accessed off the existing roadway) would also be an acceptable approach.

## PLANNING PRECEDENTS

The following planning precedents are cited in support of this application because they are relevant to the proposal hereby submitted.

70 Main Road, Quadring (SHDC planning permission ref. H15-1068-17 granted 8<sup>th</sup> February 2018)

This outline planning application is almost adjacent to the application site. It was for 5 no. dwellings (located to the rear of no. 72 & 74 Main Road) and is within the defined settlement limit of the South East Lincolnshire Local Plan.

The planning officer's report concluded that, *'Taking into account local and national planning policy there are not considered to be any significant concerns that would warrant a refusal of planning permission in this instance. As such, the presumption in favour of sustainable development applies in this instance.'*

Planning permission was granted on 8<sup>th</sup> February 2018.

97 Hallgate, Holbeach (SHDC planning permission ref. H09-1132-17 granted 31<sup>st</sup> January 2018)

This outline planning application was for 1 no. dwelling to the rear garden of an existing dwelling in Hallgate and is within the defined settlement limit of the South East Lincolnshire Local Plan. Access to the proposed plot is off a non-adopted roadway which serves the cemetery.

Planning permission was granted on 31<sup>st</sup> January 2018.

## **FLOOD RISK**

The application site is in a Flood Zone and as such reference should be made to the Flood Risk Assessment submitted as part of this application.

## **CONCLUSION**

The application site is currently garden, however, the garden is over-sized in relation to the existing dwelling. The garden increases in width towards its bottom end and as such can accommodate a dwelling whilst maintaining an adequately sized garden to the original house.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 22.

The site lends itself to that of a building plot in terms of location, layout, approach and safe access, and there are numerous examples of this type of development across South Holland.

It is demonstrated on the submitted site plan that the site is of an adequate size and proportions to comfortably accommodate 1 no. dwelling in a way that is in keeping with the character of the context.

There is safe pedestrian access into the centre of Quadring and this is supported by a number of local amenities.

Initial pre-planning liaison with SHDC, undertaken by the applicant, has received a positive response from the planning officer, David Grant.

**ANDREW M WRIGHT LTD** CHARTERED ARCHITECT

26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD  
Telephone: 01406 540573 M: 07940 914778