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Design and Access Statement for the Erection of detached dwelling and garage at land Rear of 175 Hawthorn Bank, Spalding (Variation of Condition)

Process

This application is for the Variation of Condition of the previously approved two storey detached dwelling (full application ref:- H16-0935-21). This application seeks to vary the design of the previous approval whilst maintaining the same scale as the previous proposal.

Use

The current use of the site is as a residential garden land to No. 175.

Scale

Following a previous full application submission for a new dwelling on this site, which was refused (ref:- H16-0736-22), advise has been sourced directly from the Officers Report which details that the *“previously approved dimensions were considered to be at the limits of acceptability when compared to the built dimensions of other dwellings in all directions of the site.”* This VOC proposal has been designed within the dimensional parameters outlined in the Officers Report. The dimension comparisons are listed below to justify this:

Previously Approved (as stated in Officers Report for recent refusal):

Main Dwelling:-

- Internal Floor Area	215.26m ²	
- External Footprint	125.03m ²	
- Width	14.04m	
- Depth	10.08m	(although this measures 10.77m when scaled from the drawing)
- Height	7.58m	

Garage:-

- Internal Floor Area	34.28m ²
- External Floor Area	39.51m ²
- Width	6.50m
- Depth	6.00m
- Height	5.44m

Current VOC Proposals:

Main Dwelling:-

- Internal Floor Area	208.66m ²	
- External Floor Area	123.83m ²	
- Width	13.93m	
- Depth	10.78m	
- Height	7.80m	(7.58m when drawn 300mm from GL as although the FRA requests the FFL to be 3.60m OD)

Garage:-

- Internal Floor Area	34.28m ²
- External Floor Area	39.51m ²
- Width	6.50m
- Depth	6.00m
- Height	5.29m

Overlooking

In relation to overlooking, as previously outlined, the overall height of the dwelling is to match that which was previously approved. Further to this, the catslide dormer windows on this proposal are in similar positions as the windows that were previously approved. On the front elevations, both proposals have three sets of first floor windows (once central and two either side). The VOC proposal has a central glazed gable instead of a dormer window. Due to the angle of the building, this should provide no additional overlooking as it will look down the proposed site's driveway. Furthermore the glazed front projecting gable has been reduced in height and pitch therefore reducing the amount of glazing.

To the rear, this proposal has 4 sets of dormers, although two of these will be obscured (serving the Bathroom and Dressing Room) therefore there will only be two unobscured windows/doors on this elevation which reflects what was previously approved.

There are no unobscured side facing windows at first floor on either proposals.

Overshadowing

This VOC proposal should not provide any additional overshadowing compared to what was previously approved due to the height, pitch and scale of the dwelling being the same – if not smaller - than what was previously approved. It is noted that the two-storey projection on what was previously approved has now been moved to the centre on the VOC proposal which therefore results in less two storey structure causing shadowing near the boundary.

The garage is of the same footprint size that was previously approved although the roof pitch has been reduced therefore the ridge height is lower than approved.

Layout

The layout of the proposed site is to reflect what was previously approved. Following a topographical survey, we believe the fence to No.175 has been extended into the site slightly since. This has moved the garage slightly compared to what was previously approved although the dwelling itself sits almost in the same position as previously approved.

Landscaping

In accordance with the previously approved application, the landscaping features are to remain the same therefore the three trees (two mature horse chestnuts and one pine) are to remain.

Appearance

The materials chosen for the proposal dwelling that contribute to the appearance are as follows:



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<u>Brickwork</u>	-	Kempton Antique/Camtech Old facing brickwork
<u>Cladding</u>	-	Dark grey timber cladding
<u>Windows/Doors</u>	-	Cream uPVC
<u>Roof Covering</u>	-	Black slates
<u>Rainwater Goods</u>	-	Black uPVC gutters and downpipes

These materials were all considered “*materially appropriate for the character of the surrounding area*” as mentioned in the Officers Report for the most recent refusal.

Conclusion

After taking significant consideration to the design and scale of the proposal following the most recent refusal and receipt of the Officers Report, it is believed that these proposals submitted for this Variation of Condition application are acceptable and do not vary the previous approved design enough to cause any adverse overlooking, overshadowing, appearance, or scale impacts.



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