

Design and Access Statement
Planning Statement
Heritage Statement
2(no.) dwellings
59 Westlode Street
Spalding



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Erection of 2(no.)dwellings; 59 Westlode Street, Spalding

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1.Introduction

Erection of 2(no.)dwellings; 59 Westlode Street, Spalding

1. The Town & Country Planning (Development Management Procedure) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. .Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South East Lincolnshire Local Plan** and the **National Planning Policy Framework (2021)**.
2. The statement comprises the following main elements;-
3. Firstly, a description of the **proposed development** and its location
4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.
5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.
6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use, Amount, Layout, Scale, Landscaping, and Appearance**.
7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility. It describes how relevant **development plan policies** have been taken into account. **Consultations** undertaken are outlined. It describes how prospective users will gain **access to the development** from the existing transport network and, why points of access have been chosen. It also considers **equality of access**; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping.
8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

2. Proposed development

Erection of 2(no.) dwellings; 59 Westlode Street, Spalding

9. This full planning application described within this statement proposes the erection of two dwellings on land situated to the rear of No.59 Westlode Street, Spalding. Under planning application ref: **H16-0816-17**, planning permission was granted in December 2017 for the demolition of No.59 - an existing end-terrace property - and the re-development of the site to form a total of 6(no.) flats. That development has commenced.
10. Under planning application ref: **H16-0430-20** planning permission was sought for two additional dwelling units are now proposed (1(no.) single storey unit and 1(no.) one and a half storey unit) on an enlargement of the previously consented site. The previously consented elements of the development remain unchanged. The consented site was been enlarged southwards and the two additional proposed units – 1(no.) single storey unit and 1(no.) one and a half storey unit, occupy this enlarged portion of the site, and utilised the same pedestrian access point as the approved units.
11. This application was refused planning permission in October 2020 on the basis of impacts upon the character of the conservation area and the setting of the adjoining Quaker Meeting House; a grade-II listed building, and, residential amenity impacts. The refusal was the subject of an appeal (**APP/A2525/W/20/3263906**), and the appeal was dismissed in March 2021. In dismissing the appeal the Inspector in particular noted the cramped form of development then proposed, and the proximity of built development to the boundaries with the Meeting House site. Whilst the scheme as presented was considered inappropriate in its context, it did not preclude the principle of this parcel of land being development; indeed, the land has been the subject of previous consents **H19-0911-96** (allowed on appeal) and **H16-0540-03** for the erection of two dwellings. On this basis it is clear that the most recent refusal was essentially refused on the basis of the detail of the scheme, rather than representing an objection in principle.
12. Subsequent to the dismissal of the appeal, further pre-application discussions have taken place with the Council. Proposals were presented for 2(no.) one and a half storey semi-detached units on the site. In layout and detail, the proposals were very similar in nature and character to the two dwellings approved under consents ref; **H19-0911-96** & **H16-0540-03**. The Conservation Officer in responding to these tabled proposals, was supportive, and in particular noted that the proposals offered a greater degree of separation from the boundary with the Quaker Meeting House, and by comprising 1.5 storey units, occupied a lesser footprint and site coverage than the earlier refused proposals. The orientation of the units relative to the Double Street properties to the south ensured that they no longer run the length of the boundaries with those properties.
13. In the light of the favourable pre-application response (PE00344-22), the proposals are now submitted for consideration.
14. The application site is located within the centre of Spalding, on the eastern fringes of the town centre. The application site comprises a parcel of land set to the rear of No.59 Westlode Street (which itself has been consented for redevelopment). The land consented for development under **H16-0816-17** has an L-shaped form, with the frontage, end-terrace two-storey dwelling set within one arm, and a second, perpendicular arm extending to the rear of the adjoining terraced dwellings to the west of the frontage dwelling. The application site in this case comprises an additional, broadly rectangular parcel of land set to the south and

south east of the L-shaped Westlode Street plot. To the east of the site is a Quaker Meeting House. This was initially designed with its front elevation facing south towards Double Street, and it retains an access from this street, as well as from Westlode Street. Although dating from the early nineteenth century, and listed in 1950, the building has been extensively altered and extended and now has a relatively modern post-war appearance. To the south are frontage dwellings located on the adjoining street, Double Street. To the north, across the relatively wide Westlode Street, is a mix of modern, and early nineteenth century frontage dwellings.

15. No.59 Westlode Street forms part of a terrace of 7 dwellings set along the southern side of Westlode Street, between a modern retail development to the west, and the Quaker Meeting house to the east. The terrace has a varied form with dwellings of a differing form and style and height. They are finished in a variety of stylings. Essentially there are pairs of dwellings, each pair with a different form, design and materials, as well as the application property, set at the eastern end of the group. The property has a brick finish at ground floor level, and a pebbledash finish at first floor level. The visible end gable of the dwelling, which faces towards the meeting house is render finished. The roof is covered with concrete interlocking tiles.
16. To the side of the dwelling is a gated driveway leading to a large garden area which is partly laid to grass and partly covered with a concrete hardstanding. A large part of the perpendicular running arm of the site is occupied by single storey building with a monopitch, lean to type roof. The structure is undistinguished and at the present time has no material visibility from public vantage points. The building appears to have had a history of commercial usage.
17. The frontage dwelling is in poor condition. There is evidence of significant, recent cracking and elements of the building are bowed and out of true. A structural assessment undertaken on behalf of the applicant suggests that the building is beyond economic repair and that demolition and replacement of the building is considered the most appropriate option in this case. The building has limited architectural merit and it is considered that redevelopment (as consented under **H16-0816-17**) offers a significant opportunity to enhance the street scene.
18. Redevelopment also offers the potential to enhance access to the rear portion of the site. The land to the rear is sizeable and includes land extending up to the rear boundary of Double Street properties, and is considered to represent an appropriate urban redevelopment opportunity. The buildings on the rear portion of the site are undistinguished, and demolition of the buildings creates an opportunity to form a modestly scaled and designed residential development. These have been consented as part of the approved scheme of redevelopment. The current proposals relate to the adjoining open parcel of land that extends up to the boundary with the Quaker Meeting House, and the Double Street properties to the south. The site is sustainably located within the built-up part of the settlement and offers an ideal opportunity for a small residential development, suited to individuals and couples without cars.
19. The application proposals in this case proposed 2(no.) one-and-a-half-storey buildings located on the western half of the site. The buildings are aligned south-north with sizeable garden areas set to the east extending up to the boundary with the Meeting House. The buildings adopt a traditionally referenced dormered design.
20. The proposed development in this instance is considered to accord with relevant national (NPPF) and local planning policies (as set out in the South East Lincolnshire Local Plan. In detail, the proposals squarely address the objections set out by the Appeal inspector in her March 2021 decision. The building enjoys appropriate separation for the Quaker Meeting

House; the development represents a less intensive and less cramped form of development, and by judicious siting and design ensures no adverse amenity impacts will arise. Whilst the planning policy context has moved on since the earlier grants of planning permission, in essence the policy approach, in respect of infill development within Spalding remains the same.

21. National guidance identifies the information that should be included in a Design & Access Statement. As a minimum, statements should include information on; **Amount of development, Layout, Scale, Appearance, and Access.**
22. These matters are considered in further detail within this Design and Access Statement. For clarity the application particulars are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified

The application proposes the development of an untended land parcel (set between existing properties on Westlode Street and Double Street) within the built-up part of Spalding. The site adjoins a site recently consented for the redevelopment of an existing residential property to form 6(no.) flats (H16-0816-17). The site, which is open and untended, whilst located on the fringes of the town centre, forms part of an area that is predominantly residential in character. Residential redevelopment of the site is considered to represent the most appropriate site use in this instance, and a use that would be consistent with the residential characteristics of the immediate locality and development plan policy. The principle of redevelopment of this parcel of land has previously been approved under applications ref: **H19-0911-96** & **H16-0540-03**, the former having been granted on appeal. The development of the site for two dwellings, in a comparable manner to those earlier consents, is considered appropriate in use terms and consistent with national and local planning policies for infill development in what is a sustainable urban location.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use

Two(no.) two-bedroomed residential units are proposed. Planning permission presently exists (under H16-0816-17) for 6 units (1 x 2-bed and 5 x 1-bed) on the land adjoining the present site. The net increase in dwelling units proposed is therefore 2 x 2-bed units. These are accommodated on the enlarged portion of the overall site, with the remainder of the site being developed as per the earlier approval. The revised amount of development is considered to represent an appropriate scale and quantum of development in this instance that can be accommodated on the site without detriment to the character and appearance of the locality or, to adjoining residential amenity. As noted in the Council's pre-application response, the revised proposals, following **H16-0430-20**, had a reduced footprint and site coverage and offered a more spacious layout than the earlier refused scheme.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

The plans accompanying the application identify the proposed layout of the development. This layout, with the two units, set within a single rectangular-form block, and aligned south-north, on the western half of the site is generally consistent with the site layout previously approved under applications **H19-0911-96** & **H16-0540-03**. In view of the accessible town centre location, and the modest scale of the individual units, no on-site car parking provision is proposed. The proposed development can be accommodated on the without impacting negatively upon adjoining development.

Cont/.....

The buildings are set away from the Quaker Meeting House and preserve the character and setting of that building. The development will have a very limited visibility and a correspondingly limited impact. The development represents an appropriate scale and quantum of built development, that will neither comprise an overdevelopment nor give rise to overbearing impacts upon neighbouring properties. The buildings proposed in this case, and their design, scale and massing, is considered appropriate in heritage and townscape terms.

SCALE : an indication of the upper and lower limits for height, width, and length of each building within the site boundary

The proposed development in this case comprises one and a half storey units, reflecting their background location within the site, and their relationship to surrounding development. There is a logical reducing hierarchy of building scale as one moves back from the road frontage and one that is considered entirely appropriate in its context. This scale of development reflects a similar building scale approved under permissions ref: **H19-0911-96 & H16-0540-03**.

APPEARANCE : the aspect of a place or building that determines the visual impression it makes

The proposed dwellings adopt a traditionally referenced dormered design. The moderated scale of the buildings is appropriate to the site and its backland context. The development is considered to be appropriate in its conservation area context. The design may be seen to be suitably responding to that context, and will re-inforce local distinctiveness.

LANDSCAPING : the treatment of public or private spaces to enhance or protect the amenities of the site

The nature of the proposal in this instance does not give rise to any significant landscaping requirements. There is no existing landscaping of note within the site. Landscaping matters, if considered appropriate, are capable of being addressed by means of appropriate conditions.

ACCESS : an area or areas in which the access point or points to the site will be situated

The development in this case has been designed as a no-parking development, with no off-street car parking provision. Given the location of the site within the town centre, this is considered to represent an appropriate design solution. The units in this case have largely been designed for single occupancy or couples, and would be particularly suited to those without access to motor vehicles. There is good pedestrian permeability through the site and provision is made within the development for secure cycle storage. A cycle lane passes the site, along Westlode Street. Short-term visitor parking is available on Westlode Street.

3.Site appraisal

Erection of 2(no.) dwellings; 59 Westlode Street, Spalding

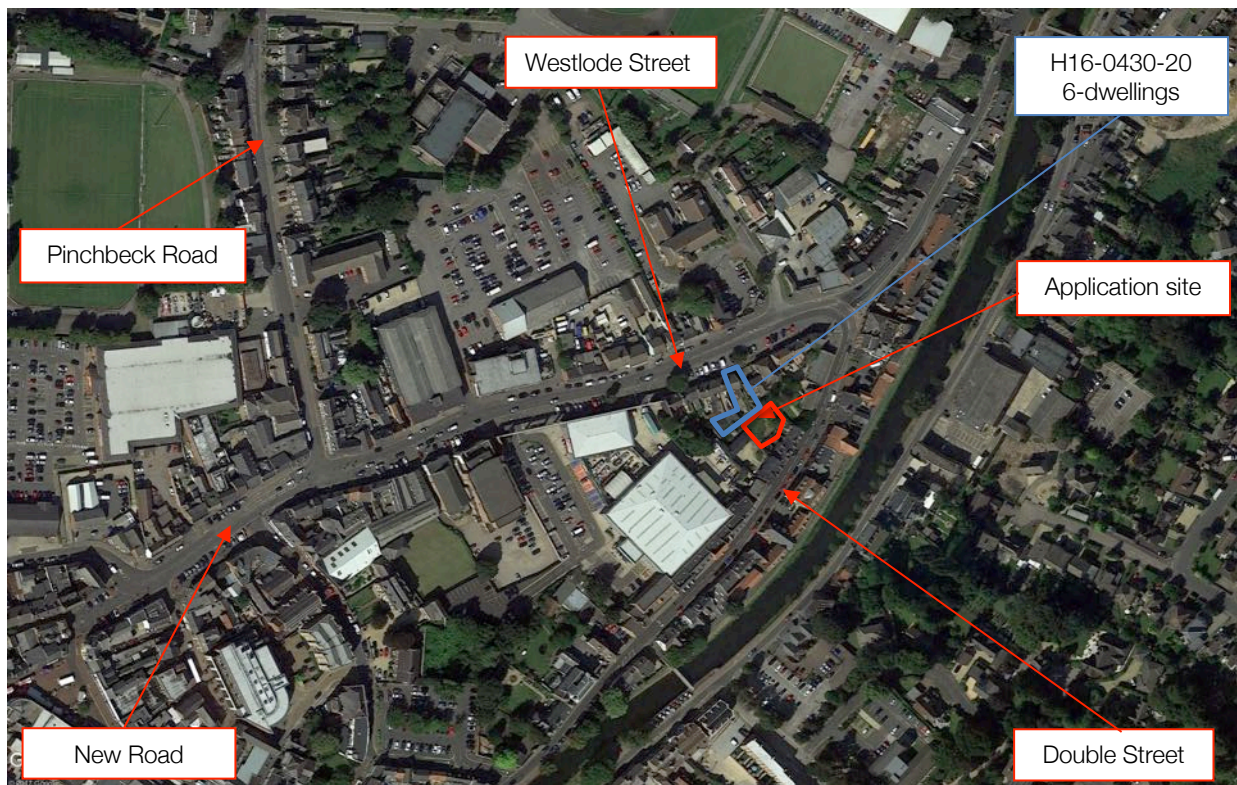
23. The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states, is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.
24. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site and the surrounding area

25. The application site is situated within the built-up part of Spalding, on the eastern fringes of the town centre.



OS mapping (not to scale) illustrating Spalding and the location of the application site



Aerial photo of Spalding, identifying the location of the application site and surrounding development. Also identified is the additional parcel of land now included, which is additional to that previously consented under H16-0816-17.

26. Westlode Street, which forms an eastward continuation of New Road, runs north-eastwards out of Spalding town centre towards Albion Street and the River Welland. Westlode Street runs for a length of approximately 300m between the New Road junction with Pinchbeck Road in the west and the Double Street / Albion Street junction in the east. The road forms part of the primary road network passing through the town, providing connectivity between Pinchbeck Road in the north and London Road to the south.
27. The street has a varied character comprising fringe town centre development at its western end, transitioning into a largely residential environment at its eastern end. That development varies quite considerably in character. The western end of the street comprises a mix of traditionally styled two storey shops with ancillary accommodation over, post-war redevelopments, an inter-war art-deco styled cinema (now in use as a bingo hall) and roughly midway along its length, a retail park with a high screen wall to the roadside frontage. At the western end of the street, the development for the most part comprises two and three storey residential properties, some eighteenth and nineteenth century, and some dating from the post-war period.
28. For the most part development is set at the back edge of the footway. The road is relatively wide, with some 25m or so between opposing frontages. The northern side of the road is lined with parallel parking bays, whilst for most of its length there are perpendicular parking bays set along the southern side of the road. The wider footways include a cycleway running along much of the southern side of the street.
29. Whilst the entirety of the street is located within the Spalding Conservation Area the street lacks the integrity and cohesion of other town centres streets and has been impacted by insensitive post-war development more than most.



The western end of Westlode Street is dominated by post-war commercial development, typically comprising large building elements, such as Broadgate House and the multiple unit development adjoining it to the east (Nos.19-21) (top left), the former cinema (top right), and by the B&M Bargains and Carpet Right retail park development located on the southern side of the street (bottom left and right).



The western end of the street is more residential in character. Whilst development is almost exclusively frontage in character, it varies considerably in form, scale and massing and design. It includes traditional terraced style properties, modern pastiches, and typical 1960's infilling.



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30. The overall composition of the street is varied and diverse and whilst there are a number of buildings with traditional characteristics the townscape contribution of these buildings is in many cases marred by modern interventions and large-scale redevelopments.
31. The Council's Conservation Area Appraisal for the town, strikes a somewhat apologetic tone, and identifies the inclusion of parts of the street into the conservation area, as a new addition, as a device to uplift and enhance the character of the townscape. Particular reference is made to the somewhat brutal transition between the retail park development and the adjoining listed cottages to the east;



The unfortunate transition between the Grade II listed cottages at Nos.64/65

Westlode Street has an area of relatively new development in the form of a retail site but also a number of large 20th C buildings (circa 1970) which are considered to detract from the conservation area. The juncture of the Carpet Right building and a pair of small 18th century grade II listed cottages shows the inappropriate nature of the recent development which was surrounded by the then conservation area boundary and is also adjacent to many listed buildings, some of which are highly graded. Bringing this area into the conservation area will assist in ensuring that when new development is proposed, which may not be for some time, that the setting of listed buildings and conservation area status will provide impetus for high quality new development which will enhance the conservation area.

32. No.59 Westlode Street is located on the southern side of the street, towards its eastern end. It comprises the easternmost unit of a terrace of 7 dwellings located directly to the east of the B&M Bargains / Carpet Right retail development. As highlighted above, the eastern end of the terrace directly adjoins the retail development, and the transition between the two buildings is particularly brutal; the retail park enclosure dominating the modest 1.5 storey listed cottages at the eastern end of the terrace.
33. To the east of the terraces of dwellings, is a Quaker Meeting House. In large part, the building, which has 19th century origins, and which is grade-II listed, turns its back on the street, and includes a bland elevation abutting the highway, and a set-back, brick post-war addition. The building is principally accessed from Double Street, where the presentation is more balanced and visually pleasing. It is set back from that frontage and is accessed on foot via a lawned area. Although grade-II listed, the building has been extensively modernised and extended (in the 1960's) and the overall building appears to have a greater affinity with the period in which it was modernised, than the period when it was originally constructed.



The Quaker Meeting Hall is located to the east of the terrace of which the application property forms part. The principal building elevation faces south and the rear of the building backs onto Westlode Street. Although a listed building; the listing dating from 1950, the building was extensively altered in the 1960's and its appearance appears to owe more to that period than to its period of construction.



The Quaker Meeting House in 1963

34. The terrace of which No.59 forms part, is a group of 7 dwellings extending along the southern side of the street. The terrace has a uniform building line at the back edge of the footway. Rather than comprising a single terrace dating from the same period, the terrace in effect comprises several distinct, joined pairings of dwellings, together with a single attached dwelling at its eastern end (No.59). Indeed, as the historic mapping from 1888 below illustrates, at that time the buildings did not form a terrace and it is the subsequent side extensions to Nos. 60 and 61 that effectively created the terrace. The three pairings have quite distinct and different characteristics, and indeed, it is the diversity of styles, and the varied form and massing of the buildings that lends the terrace its particular character. The three, paired building elements are illustrated below. The two units to the west of No.59 appear to incorporate later side extensions, with ground floor garages, that has created the terracing of the units.



1888 Ordnance Survey mapping identifying the location of the application site in red. The land in blue comprises the remainder of 59 Westlode Street. The plan identifies that at this time the dwellings to the west did not comprise a terrace. The application property and the adjoining dwellings were semi-detached units. The application site is outlined in red. The blue outlined area represents the remainder of 59 Westlode Street consented for redevelopment under : H16-0816-17.



The paired groups of dwellings that form the terrace to the west of No.59 Westlode Street.



The paired groups of dwellings that form the terrace to the west of No.59 Westlode Street.

35. No.59 sits at the eastern end of the terrace, and differs in style and design from the three dwelling pairs to the west. The historic mapping above would appear to indicate that there may have been two properties on the site at one time, although there is now only one unit.
36. The building is finished in brick at ground floor level, with a pebble-dash render first floor. It has a balanced overall form, with a central doorway and flanking windows to either side, with the first-floor windows aligned with the ground floor windows. To the rear, the dwelling has a brick finish (part painted brick) and there is a single storey rear return with a west facing mono-pitched roof. The eastern gable end is render finished. The property has had some modernisation and now incorporates uPVC window units. The roof is finished with concrete interlocking tiles (the remaining dwellings in the terrace incorporate slated roofs).



No.59 Westlode Street

33. To the side of the dwelling is a gated driveway that leads to the rear. As illustrated below, the property curtilage dog-legs westwards behind the adjoining two dwellings (Nos.60 & 61). A strip of land running alongside the boundary with the Meeting House is grassed, although the majority of the land set directly to the south of the dwelling is concreted. This extends for a depth of approximately 18m from the rear façade of the dwelling. Also included is an additional rectangular parcel of land, that extends southwards to the rear boundary of Double Street dwellings (Nos.33 -35), and extending eastwards as far as the boundary with the Meeting House. To the west, this additional parcel (the present application site) is bounded by a garage building to Double Street properties (Nos.30 & 31). This additional parcel of land, which is open and laid to grass, is only accessible via the access strip from Westlode Street.
34. The westward running arm of the site was historically occupied by buildings. As illustrated below, these comprise a composite of different building elements of brick and block/render construction with a variety of roof coverings. The most visible eastern section of the building incorporates a shallow monopitch roof. In appearance, the buildings have a more commercial than residential appearance, and it would appear that the building has been utilised commercially in the past as a garage or workshop in conjunction with the dwelling (the building incorporates an inspection pit. In appearance it is utilitarian and wholly unremarkable.



The application site. The red shaded area comprises the application site. The blue outlined land comprises the land at 59 Westlode Street consented for a total of 6 units under application H16-0816-17.



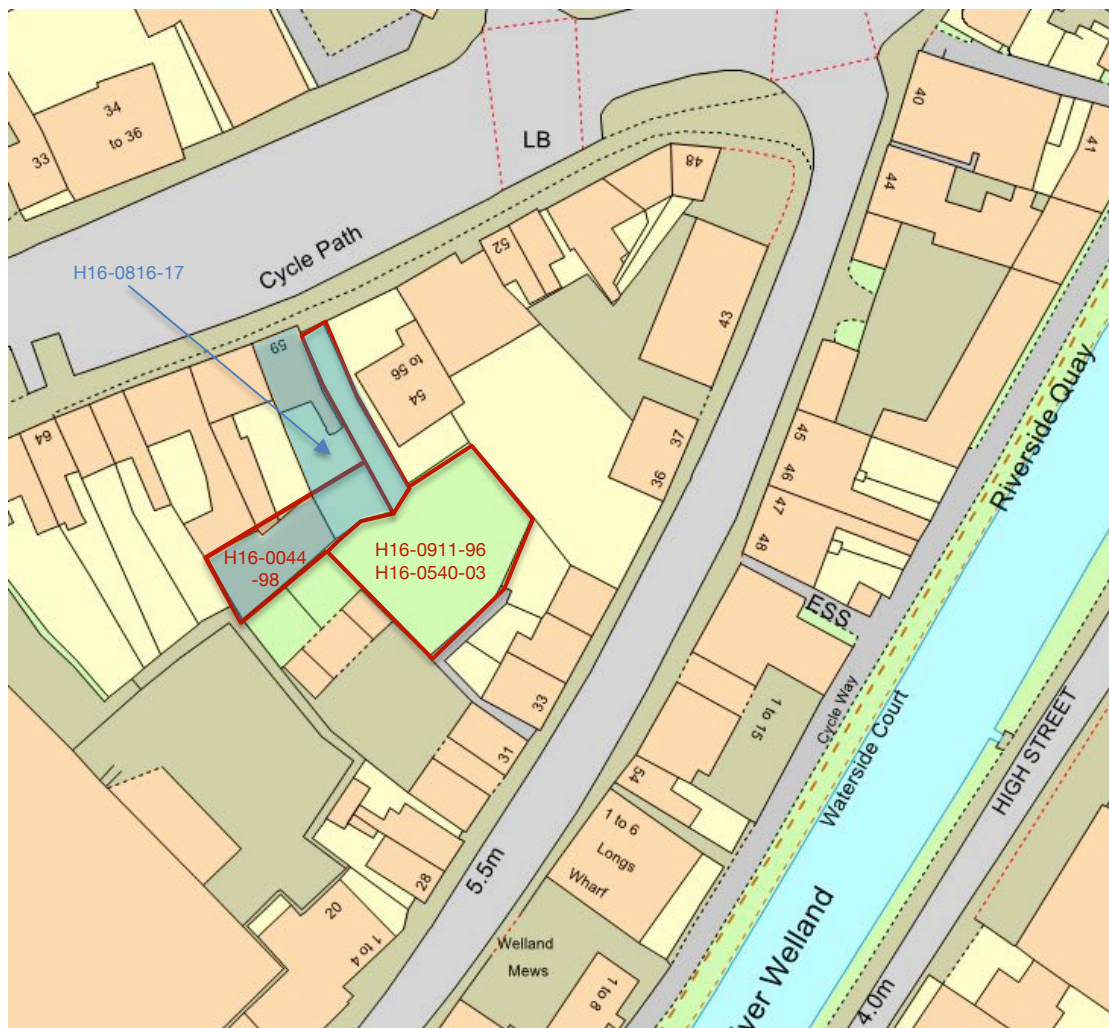
The outbuildings occupying the western arm of the application site

35. To the south of the present application site (as identified above) are dwellings situated on Double Street. To the east is the Meeting House (the closest element of which appears to include a residential use). To the west, beyond the site, are residential garages to Double Street properties and part of the rear service yard of the B&M Bargains store.
36. The original H16-0816-17 application site as identified above had an area of approximately 340 square metres. The adjoining area of grassland (the present application site) has an area of approximately 329 sq.m.
37. The overall site is located within the built-up part of the settlement. The existing frontage building, whilst maintaining the frontage pattern of development lacks the quality of the remainder of the terrace. The building has been extensively altered and a structural assessment has identified significant structural defects, which are considered to put the building beyond economic repair. Replacement of the frontage building with a suitably designed replacement building was considered appropriate and indeed offers the potential for some enhancement to the street scene and the conservation area more widely. Previous submissions have identified that a replacement dwelling should seek to complement the broader terrace of which it presently forms part. This, we argued, does not mean that it should seek to replicate the detailing of any of the existing pairs, but rather, that it should seek to introduce a complementary design form and style that adds to the character and the diversity of the group. There was considered to be scope to develop across the existing access drive, subject to the maintenance of access through to the rear of the site.
38. The rear of the overall site is largely screened from view from public vantage points. It presently contains some sizeable buildings. These are unremarkable architecturally, and it was considered that the removal and replacement of the buildings with buildings of a more appropriate design was acceptable in planning and heritage terms and indeed, the replacement of the buildings offered the potential for a significant enhancement.
39. Given the location of the site, and its broader context, it is considered that there is reasonable scope to consider the introduction of residential units onto the rear portion of the site – including the undeveloped grassed area that forms the present application site. The location of the site is considered to lend itself particularly to the introduction of small-unit

accommodation, aimed at entry-level occupiers with no access to private cars. The principle of developing the present application site has been confirmed by earlier grants of planning permission. The edge of town centre location makes the site particularly accessible to town centre services and facilities on foot and by bicycle.

40. Any buildings should be suitably scaled and designed to reflect their location. It is considered that there is scope for one and a half-storey building elements,
41. Based upon our appraisal of the site and the locality, we previously outlined (as part of earlier applications) the following design considerations as being pertinent to the development of the overall site (including the present application site) for residential purposes.
 - ❖ The application site is set within the built-up part of Spalding on the edge of the town centre. The application site comprises an end terrace property and to the rear, the site dog-legs to the west to the rear of the gardens of the two adjoining dwellings, as well as including a rectangular parcel of unused open land. Whilst the frontage dwelling reflects the local design aesthetic of the period it has been extensively altered and lacks the quality of the other dwellings within the overall terrace group. The building is in poor structural condition and is considered to be beyond economic repair. Demolition of the building, and its replacement with a suitably scaled and designed replacement building is considered desirable, and offers the potential to enhance the street scene, the setting of nearby listed buildings and the conservation area more generally.
 - ❖ To the rear, there is a large outbuilding that occupies the western leg of the site, this appears to have had a historic commercial use. The building has an unattractive utilitarian form, and detracts from the wider conservation area, albeit that it has a limited visibility. Demolition of the building, and the erection of suitably scaled and designed new and replacement buildings offers the scope for significant enhancement to the locale.
 - ❖ It is considered that subject to design amenity and heritage considerations, there is scope for a more intensive residential use of the site. Given the location of the site, and its accessibility to the town centre on foot and by bike, the site would appear to be particularly suited to a no-parking development (ie. no off street car parking provision) and smaller unit accommodation.
 - ❖ Any scheme of redevelopment should incorporate appropriate traditional materials, where required. Whilst a contemporary design response might be considered, it is considered that a more appropriate design response in this case would be a traditionally referenced building design that complements the existing terrace. Any development to the rear should seek to complement the frontage building design. Buildings with the form, scale and design outbuildings would be particularly appropriate and complement the principal frontage building.
 - ❖ Any buildings should adopt local vernacular forms and detailing and incorporate locally referenced materials (red brick and slates, with the use of, for example dressed stone for feature detailing (cills / lintels etc.)
 - ❖ Boundary treatments should be retained and where appropriate enhanced.
 - ❖ Particular regard should be paid to the relationship of any new development to adjoining properties, to ensure that new buildings do not result in overbearing impacts or loss of privacy.

Site History



Previous applications on the appeal site

Planning application ref: H16-0911-96 & H16-0540-03

42. Under planning application ref: H16-0911-96, full planning permission was sought for the erection of two one and a half storey dwellings on land set to the rear of 59 Westlode Street (the present application site). The land was set behind Nos. 33-35 Double Street and the application forms describe the site as comprising 'rear yard to former public house'. (At the same time an application was submitted to convert the public house on Double Street to 3 dwellings H16-0912-96). The roughly rectangular shaped site is set to the west of the Meeting House lawned area and to the south of the Meeting House extension. The site also included a footpath spur leading northward onto Westlode Street.
43. As illustrated below, the the proposed dwellings were aligned generally north south within the site, with their front elevations facing eastwards towards the Meeting House lawned area. The dwellings were served via a pedestrian access from Westlode Street running to the side of No.59. There was no on-site car parking provision.

scale with the buildings which adjoin the site and the wider Conservation Area and the setting of the listed buildings would be preserved.

47. In relation to privacy and amenity issues – again matters that have been raised against the present appeal proposals, the Inspector's commentary and conclusions are significant. Paragraph 7 describes the particular context of the site and the relationship to surrounding properties;

7. The site is overlooked by the two properties on each side of the pedestrian access. The rear windows of 59 Westlode Street are some 18m from the site of the proposed cottages, across a rear garden containing sheds and some mature trees. A first-floor open terrace attached to the exterior staircase serving a flat above the Friends Meeting House is some 10m away from the north gable wall of the proposed cottage No.1. To the south former windows lighting the first floor of the new dwellings in Double Street will also overlook the site.

48. This context and the appeal proposals are then more fully appraised within Paragraphs 10 and 11;

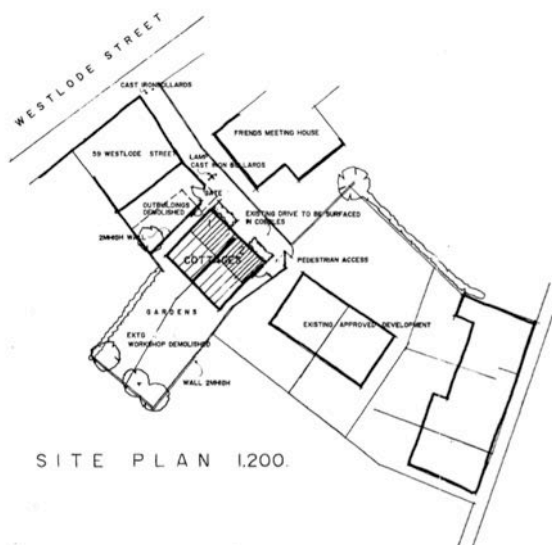
10. The Council's concerns are mainly centred on the likelihood of the cottages and their gardens being overlooked. The closest distance between dwellings, some 10m is that between the first-floor terrace above the friends meeting House and the front window of cottage No.1. Any views would, however, be oblique and the cottage windows are very modest in area. I do not therefore consider that the level of privacy within the cottage would be unacceptably low. For the same reasons, it seems to me that the same situation would apply with regards to views from the rear first floor rooms of Nos. 34-36 Double Street. The alignment of the cottages would preclude overlooking of their internal spaces from No.59 Westlode Street. I am therefore satisfied that a satisfactory degree of privacy would be provided within the proposed dwellings.

11. Turning now to the likely degree of privacy provided within the proposed outdoor amenity spaces, it is apparent that the front and rear garden areas would be overlooked to various degrees from the terrace behind the Friends Meeting House and the rear first floor windows of 34-36 Double Street. In my opinion No.59 Westlode Street is sufficiently far away for no material overlooking problem to arise. Bearing in mind the town centre location of the appeal site and the necessity of maintaining the tight historic urban grain of the Conservation Area, I consider that it is not unreasonable to accept lower levels of privacy for the proposed outdoor amenity spaces on this site. In addition, the proximity of the site to the pleasant riverside walks and other public open spaces will reduce range of recreational needs which would have to be satisfied by private gardens. It would also be possible for occupiers to provide additional planting or other screening measures if problems were considered to arise. I am not convinced, therefore, that the adverse effect of possible overlooking on the amenities of the future residents of this site would be such as to justify a refusal of planning permission.

49. Subsequent to the appeal decision, in 2003 planning permission was again granted for the erection of two dwellings on the site (Application ref: H16-0540-03). The approved plans are essentially the same as those approved on appeal.

Planning application ref: H16-0044-98

50. Under planning application ref: Planning permission was sought for the erection of two semi-detached dwellings on land situated to the rear of Nos. 59-61 Westlode Street. In common with the two previous applications above, the two dwellings were to be served via a pedestrian path to the side of No.59 Westlode Street. The pair of semi-detached dwellings were essentially set in line with the two dwellings approved under H16-0911-96; between the consented dwellings and the rear of 59 Westlode Street and served via the same pedestrian path.



Application ref: H16-0044-98: proposed block plan

51. Planning permission was refused for the development for the following reason;

1. In the opinion of the local planning authority the proposal is an overdevelopment of the site which would result in an unacceptably low level of residential amenities for future occupants and adversely affect the amenities of 59 Westlode Street as a result of the proximity of the proposed cottages and the amenities and privacy of the living accommodation of the building opposite.

The decision essentially mirrored the objections raised to H16-0911-96. The decision was not however appealed. The following application did however grant consent for an alternative scheme of development on this portion of the overall site as well as No.59.

Planning application ref: H16-0816-17

52. Planning application ref: H16-0816-17, the extent of which is outlined above, proposed the demolition of the existing dwelling, 59 Westlode Street, and other site buildings (the outbuilding sited within the westward running leg), and the erection in their stead of three buildings, comprising a total of 6(no.) flats; 5 x1-bed flats and 1 x 2-bed flat.
53. The three proposed buildings comprised a 2.5 storey frontage building, a two-storey building set to the rear of the principal building (and linked to it at first floor level) and a free-standing

single storey unit set within the westward running arm of the site. The latter two buildings, in their scale design and massing resemble outbuildings to the principal building.

54. The frontage building extends across the full width of the site frontage to Westlode Street. Set within the frontage, at its eastern end, is an archway serving as a pedestrian entrance into the frontage building and providing access to the buildings at the rear. The building has a three-bay form, and incorporates aligned sash style openings (the entrance into the building is from the rear). The window openings incorporate splayed stone lintels and cills. Set in the street facing roofslope are 3(no.) rooflights. The eaves of the building aligns with the eaves of the adjoining attached property, and the eaves is set above the ridge of the adjoining property. The building is to be finished in red brick with a slated roof. In design the dwelling adopts a traditional styling that complements (rather than mimicking) the dwellings in the adjoining terrace. This frontage building incorporates 3 no flats, one on each floor. The three units are each accessed via a shared stairwell set at the rear of the building. In design the dwelling adopts a traditional styling that complements (rather than mimicking) the dwellings in the adjoining terrace.
55. To the rear of the frontage building is a two-storey building containing two flats. This is linked to the frontage building by a first storey link section that enables the upper floor of the building to be accessed via the communal stairwell in the frontage building. The building, which incorporates a steep pitched roof, with a shallower pitched lean-to element on its western side, adopts a simple styling, and has been designed to be read as an outbuilding to the principal building. The detailing to the building is modest, with a limited number of simply defined openings. The building is to be finished in red brick and slate, to match the principal building, and the first-floor link incorporates a timber-clad treatment.
56. In the westward running arm, it is proposed to erect a free-standing single storey building, containing one, single bedroomed flat. This again has a relatively plain design treatment with a steep pitched roof, and a lean-to element on its northern side. The building will again be finished in brick and slate, with the secondary building element having a stained timber-clad finish.



The Westlode Street elevation, showing the relationship of the new frontage building to adjoining buildings. This also outlines the existing building which the new building replaces. The building to the left is the former Meeting House extension now in use as flats



H16-0816-17: Block Plan showing the disposition of the three buildings across the site

57. Provision is made within the site for the parking and storage of bicycles, and provision is made for the storage of waste bins.
58. Planning permission was granted for the development in December 2017.
59. Following this grant of planning permission, the applicant has secured the control of the adjoining area of open land to the south – as previously consented under H16-0911-96 and H16-0540-03. This land parcel is only accessible via the access from Westlode Street, and has no practical utility on its own; it is not associated with any of the adjoining properties and not accessible from them. Incorporation of the land within the approved development site, enables the land to be put to beneficial use. It was considered that the additional land had the potential to accommodate additional dwelling units. There was a clear design rationale for the introduction of the new buildings on the H16-0816-17 site and it was felt that same rationale could reasonably be applied to the additional parcel of land; a site which was previously consented in its own right for two dwellings. Application H16-0340-20 formulated with these considerations in mind.

Planning application ref: [H16-0340-20](#)

60. Application H16-0340-20 proposed the demolition of the existing dwelling and the other site buildings (the outbuilding sited within the westward running leg), and the erection in their stead of the three buildings as approved under H16-0816-17 (comprising a total of 6(no.) units; 5 x1-bed units and 1 x 2-bed unit), together with two additional dwelling units (2 x 2-bed units) located on the additional area open land now included within the overall application site.

61. As identified below, the additional two units were comprised within a single U-shaped building, with the open element facing northwards. The western arm of the building was 1.5 storeys in height and incorporated a 2-bedroomed unit, with one bedroom at first floor level within the roofspace area. The eastern arm of the building, which connected at its southern end with the western arm, comprised a single storey structure and contained a second, two-bedroomed unit. The spaces between the two arms formed an enclosed courtyard to the single storey unit and the one and a half storey unit included an outdoor space on its north-western side, adjoining spaces associated with adjoining units forming part of the original consent.



H16-03409-20: The proposed site layout. The red pecked line distinguishes between the H16-0816-17 consented development (above the line) and the additional two units (below the line).

62. Access to the two new units was to be via a pathway to the west of the previously consented two-storey rear building. This was previously identified as a right of way to the land in question when it was not included in the H16-0816-17 application site.

63. The two additional units adopted a similar design approach to the approved rear buildings, and will incorporate complementary materials. The buildings in association with the previously consented buildings would read as secondary buildings associated with the larger scale frontage building.

64. The overall development the proposed comprised;

- ❖ Frontage building: 3 flat units (as previously approved): 1 x 2-bed and 2 x 1-bed
- ❖ Rear two storey building 2-flat units (as previously approved): 2 x 1-bed units
- ❖ Rear single storey building: 1-unit (as previously approved): 1 x 1-bed unit
- ❖ New additional building 2-units: 2 x 2-bed units
- ❖ **TOTAL: 8-units: 3 x 2-bed 5 x 1-bed**



Extract of submitted elevations showing (top) east elevation of the new units (and their relationship to the consented two storey rear unit) and (bottom) new units viewed from the north

65. Planning permission was refused for the development for the following reasons;

1.As a result of the number, form, layout and scale of the dwellings proposed, the application would fail to preserve or enhance the character or setting of the Spalding conservation area and the adjacent Grade II listed property, contrary to Policy 29 of the South East Lincolnshire Local Plan (2019) and Section 16 of the National Planning Policy Framework (2019).

It is considered that the development of 8 residential units on a site of this size and setting constitutes overdevelopment, which is a site to the rear and side of 'Friends Meeting House' which is a locally prominent listed building.

2.The proposed development would lead to an unacceptable loss or deficiency of residential amenity both for the residents of the existing neighbouring properties in terms of the risk of overlooking and overdevelopment in a confined plot surrounded by private amenity spaces. In addition, at several points it appears that the development would itself be overlooked by extant residences to an unacceptable degree. It is clear in this circumstance that because this proposal fails to achieve sympathy with its surroundings in terms of size, scale, density, residential amenity and impact upon neighbouring land, it does not fulfil the requirements of Policies 2 (specifically parts 1 and 6) and 3 of the South East Lincolnshire Local Plan (2019).

66. The proposals were the subject of an appeal (APP/A2525/W/20/3263906), and the appeal was dismissed in March 2021. Insofar as large parts of the proposals were unchanged from the 6 units consented under H16-0817-17, the appeal essentially revolved around the two additional units comprised within the additional land parcel.

67. The key issues arising from the appeal decision are as follows;

- ❖ The two additional dwellings proposed would take up a large proportion of the depth and width of the enlarged plot (Para.8).
- ❖ The design of the dwellings would be ‘markedly dissimilar’ to adjoining development and would be conspicuous by their ‘overly large footprint and suburban appearance’(Para.8).
- ❖ The inspector, at Paragraph 9 distinguishes between the small cottages of the earlier consents – which were considered entirely in character and scale with adjoining development – and the proposed development which was considered out of character.
- ❖ The amount of built form would result in a development that was ‘cramped and incongruous’ (Para.11).
- ❖ As a result the development would detract from the character of the conservation area (Para.12).
- ❖ The roofline of the development would have an urbanising effect on the setting of the listed Meeting House, whereas the site presently offers a more open setting (Para.14).
- ❖ The siting of the dwellings across the width of the plot would cut across the former plot layout of the Double Street properties and have a ‘small negative impact upon setting (Para.16).
- ❖ The siting of the building would be overbearing upon Double Street properties (Para.25) whereas the gabled presentation of the earlier scheme extended only along a short section of boundary (Para.26).
- ❖ The dwellings would provide acceptable standards of amenity for future dwelling occupiers (Para.26).

68. It is clear from a reading of the decision that the objections to the two additional units is scheme specific; the scale, design and overall site coverage were considered inappropriate. Reference is made to the earlier consents – H16-0911-96 & H16-0540-03 – and the clear inferences is that the detail of those earlier consented scheme was still considered appropriate; a development broadly consistent with the earlier consents, with buildings aligned south-north on the western half of the site would ensure an appropriate level of site coverage, maintain an appropriate openness on the eastern portion of the site adjoining the Meeting House, and ensure an appropriate relationship to the properties on Double Street. These considerations are all alluded to within the appeal decision. Moreover, a traditionally referenced building design would ensure the building approximately integrates with surrounding development and complements the conservation area.

69. The decision does not oppose the principle of developing the site, and indeed, it sees merit in the earlier schemes for the site. In this respect, a scheme that broadly reflects the design principles of the earlier consents is likely to be acceptable in planning terms. The current application proposals have been formulated on this basis.

The proposed development

70. This application proposes the erection of 2(no.) 1.5 storey, 2-bedroomed dwellings on the site. As illustrated below the proposed dwellings are set on the western half of the site with their rear gardens set on the eastern side. This ensures an appropriate openness is maintained adjacent the Meeting House buildings and garden. This siting also ensures that built development does not now extend across the width of the plot – a notable criticism of the earlier scheme. Access to the dwellings is via the pedestrian path from Westlode Street that serves the 6 consented units at 59 Westlode Street.



Proposed site layout

The dwelling siting is broadly comparable to that consented under H16-0911-96 & H16-0540-03

71. The buildings adopt a dormered design, with dormers facing eastwards over the rear garden. The buildings adopt a locally referenced, cottage styling which suitably complements the styling of adjoining buildings. Materials will similarly complement the materials of the adjoining development – brick and pantiles.
72. The proposals have been the subject of pre-application consultation with the local planning authority – PE-00344-22 – and identified as acceptable.
73. It is considered that in terms of detail, these revised proposals demonstrably address the issues raised within the earlier appeal decision.



The proposed development: West and east elevations

4.Planning Considerations

Erection of 2(no.)dwellings; 59 Westlode Street, Spalding

Overview

74. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.
75. In terms of planning policies the development on the site appears to be in general conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.
76. The guidance also promotes the achievement of high-quality design. Good design the guidance states should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. High quality and inclusive design should be the aim of all of those involved in the development process. Developments should respond to their local context and create or re-inforce local distinctiveness.

Development plan considerations

General development principles

77. The development plan for the area now comprises the South East Lincolnshire Local Plan. At the time of determination of H16-0816-17, this plan was in draft form and attracted limited weight. The development plan, in relation to the form and type of development proposed, and the location of the development, does not signal any material shift in policy direction.
78. **Policy 1** of the South East Lincolnshire Local Plan identifies Spalding as one of two sub-regional centres at the head of the overall settlement hierarchy, where new development is to be directed. Development that supports the role of sub-regional centres and which is located within settlement boundaries is supported by the policy.
79. **Policy 2** relates to sustainable development. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations;

POLICY 2: DEVELOPMENT MANAGEMENT		
Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	Full regard has been paid to these considerations in the formulation of these proposals. The development represents an appropriate infilling in a sustainable urban location. Full regard has been paid to the relationship of the development to adjoining development. Full regard has also been paid to the findings of the earlier appeal decision, especially in relation to issues of siting, scale design and site coverage
2	Quality of design and orientation	The design and orientation of the proposed development is appropriate in its context. The dwelling siting and orientation reflects the dwelling siting within consents ref: H16-0911-96 & H16-0540-03. The two additional dwellings complement the design and layout of the development approved under H16-0816-17.
3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	By its location and by reason of the size of units proposed, this is a suitable location for a zero-parking development (something acknowledged in previous schemes). Similar considerations apply in this case.
5	The capacity of existing community services and infrastructure	The development will help to support existing community services and infrastructure.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The development is compatible with adjoining land uses. It suitably integrates with adjoining development and will not be visually intrusive. The amenity impact issues referenced in the earlier appeal decision are addressed by the se revised proposals.
7	Sustainable drainage and flood risk	Previous proposals were identified as acceptable in flood risk terms. Equivalent considerations apply in this case. A flood risk assessment accompanies the application.
8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological or heritage-based issues are raised in this case. The character and significance of the conservation area and the setting of nearby buildings will not be adversely impacted in this case. The proposed development, by siting the dwellings on the western half of the site ensures the open setting of the adjoining Meeting House is maintained.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

80. **Policy 3** of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations;

POLICY 3: DESIGN OF NEW DEVELOPMENT

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	The development contributes to the creation / maintenance of a sense of place. Heritage assets will not be adversely impacted by the proposed development. Historic street patterns will not be impacted. The density of the development complements the density of adjoining and nearby development. Building scale is appropriate and pays regard to the scale and massing of adjoining buildings.
2	Distinguishing between private and public space	There is a clear distinction between public and private space.
3	The landscape character of the location	The overall character of the (urban) landscape will not be adversely impacted in this instance. Some measure of enhancement will flow from the development
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The sustainable urban location offers good accessibility to services and facilities, which are within easy walking distance of the site.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision will be made for the storage of waste and cycle storage. The development has been designed as a zero-parking scheme. This was deemed an acceptable location for this type of development as part of earlier schemes.
6	The lighting of public spaces	No public space is proposed as part of the development.
7	Ensuring public spaces are accessible to all	No public space is proposed as part of the development.
8	Crime prevention and community safety	The development proposals have been formulated with crime prevention / security considerations in mind.
9	The orientation of buildings on the site to enable the best use of decentralised and renewable low carbon energy technologies for the lifetime of the development	The orientation of the buildings are appropriate in their context.
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	Not relevant or applicable in this case.

11	Residential amenity	The development has been formulated having regard to residential amenity considerations. The development will not give rise to adverse amenity impacts upon neighbouring properties and the proposed dwellings will enjoy a satisfactory standard of amenity. The revised south-north siting of the building addresses previously identified concerns re: impact upon adjoining Double Street properties.
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	Appropriate flood risk mitigation is proposed as part of the development in line with stranding advice.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised.
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	Appropriate landscaping provision will be made as part of the development, although give the form and character of the development proposed there are considered to be no significant or overriding landscaping requirements.
15	The appropriate use or re-use of historic buildings	Not relevant or applicable in this instance.

81. The development plan also includes policies relating to heritage matters (Policy 29). In this case the building is located within the Spalding Conservation Area, and adjoins a number of listed buildings. The Local Plan policy broadly aligns with national planning policy as set out in the NPPF. We can identify no material policy conflict in this instance. The proposals address the heritage based concerns set out in the earlier appeal decision. We consider heritage matters in the heritage considerations section that follows.

82. Policy 36 of the Local Plan relates to Vehicle and Cycle Parking. This cross-references to Appendix 6 of the Plan which sets out car parking standards. In respect of 'Houses and Flats (C3(a))' the Standards prescribe a minimum parking requirement 'within the curtilage' of 2 spaces per dwellings with up to 3 bedrooms, and 3 spaces per dwelling for dwellings of 4 or more bedrooms. The residential standard includes the following clause;

Where it can be justified by the character and location of the site the standards may be relaxed for one-bedroom dwellings, including flats to one garage or parking space per unit and 1 additional space per 3 units for visitors.

83. The supporting text to Policy 36 indicates that exceptionally these parking standards can be reduced;

8.5.4 Exceptionally, these parking standards can be reduced should a high-quality design be submitted demonstrating that parking can be accommodated within the development, and that the long-term impacts upon environmental quality, safety and amenity will not be compromised.

84. Application H16-0816-17 comprises a zero-parking scheme and was clearly seen as

acceptable in the context of this emerging policy. Equivalent considerations must reasonably apply in relation to this adjoining scheme. As such we can identify no material conflict with the policy.

85. The proposals as such are considered to full accord with development plan policy.

General planning considerations

86. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with planning policies relating to the location of development and we have shown that the proposals address the issues raised in the earlier appeal decision. Likewise, it has been demonstrated that against a broad range of planning / design considerations, no substantive issues arise. The development is appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity. The development offers an acceptable standard of amenity for future occupiers. We have demonstrated that the development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply. The principle of developing the site has been established by earlier consents. The two dwelling units proposed, are not considered to raise any new or additional planning issues that would justify the withholding of consent.

87. Prior to the submission of the application, the applicant undertook pre-application consultation with the local planning authority (PE-00344-22) in respect of the application proposals. The response identifies the scheme proposals to be acceptable, and address the issues raised in the earlier appeal decision. The response identified the relevant planning policy considerations, and these have been addressed within the above submissions.

Heritage considerations

88. The application site in this case is located within the Spalding Conservation Area. The adjoining Meeting House building to the east comprises a grade-II listed building. To the south are listed buildings fronting the northern side of Double Street. Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal.

89. National guidance (including this Historic England guidance) uses the term 'heritage assets' to now define the full range of heritage protection, including listed, buildings, conservation areas and ancient monuments. It may also refer to non-designated heritage assets although the expectation is that such buildings should have been identified through an objective assessment process rather than on an ad-hoc basis.

90. The government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. This is to be achieved through a number of objectives, including sustainable development (recognising that heritage assets are a non-renewable resource), conservation of assets in a manner appropriate to their significance and development of knowledge and understanding of our past through evidence gathering and promotion.

91. The application site in this case is located within the Spalding Conservation Area. To the east of the site is the listed Meeting House building (although as we have identified the exterior of

this building has been substantially re-modelled and does not retain much semblance of its original character). To the south, and fronting the northern side of Double Street, are nos.34 and 35, which are Grade II listed and have a group-value with the listed Meeting House. Within the site appraisal section of this report we have identified the main character defining attributes of this part of the conservation area; the strong enclosure to the street, and the locally distinctive architectural forms, materials etc.

92. We have identified that 59 Westlode Street has a limited architectural quality, and certainly lacks the character and quality of the remainder of the terrace to which it attaches, although it does make some contribution in terms of maintaining the enclosure to the street. The terrace forms a significant feature in this part of the conservation area.
93. We do however identify that this part of the conservation area has a limited overall quality. The character of the conservation area has been significantly impacted by modern, post-war interventions, such as the retail development to the west of the terrace. The terrace itself represents the most significant element of this part of the street.
94. We have identified that 59 Westlode Street is in poor condition, and is beyond economic repair. Demolition of the existing site buildings and their replacement with suitably designed replacement buildings (as approved under H16-0816-17), offers a clear potential to enhance the character and appearance of the conservation area. The site appraisal recommendations identify a range of planning parameters that should inform the design response. The current application site, which adjoins No.59 has previously been consented for development. That consented scheme, has been recognised in the recent appeal decision as suitably preserving the setting of the adjoining listed buildings and preserving conservation area character. A development that broadly accords with the design principles of this earlier scheme will, in our assessment, suitably preserve conservation area character and the setting of the adjoining listed buildings. The submitted proposals are broadly in line with the earlier consented schemes and suitably preserve conservation area character and listed building setting.
95. Adjoining the site to the east is the Quaker Meeting House. This is a grade II listed building. The building was listed in 1950, although the current listing description indicates that the building was extensively refurbished in the 1960's. Reference to historic mapping would suggest that in the post-war period, the building was extended, and the element of the building closest to the application site appears to comprise a modern addition to the main listed building.
96. What is evident is that the listed building has been the subject of extensive change and alteration. In appearance, it would appear that the present external facades of the building owe more to the 1960's modernisation than the original 19th century form. As a building, it generally turns its back on Westlode Street, and the principal façade faces south towards Double Street. As an urban church, the immediately adjoining buildings whilst forming part of the wider context of the building, do not significantly contribute to the character or setting of the building. The appeal decision did identify the importance of maintaining an openness adjoining the buildings and this is achieved by the current proposals. No loss of significance will arise.
97. The character and setting of the Double Street listed buildings will not be materially or adversely impacted by the development. The buildings are set on the edge of the carriageway and the proposed development set to the rear of the buildings will be unseen from Double Street. The principal street facing elevations of the buildings will not be impacted by the proposed development. There are no significant available views of the proposed building from the south.

98. Accordingly, we can identify no heritage barriers to a grant of planning permission in this case. There will be no adverse impact upon conservation area character, and the setting of adjoining listed buildings will not be detrimentally impacted. There will be no material conflict with Policy 29 of the Local Plan.

5.Design Component

Erection of 2(no.) dwellings; 59 Westlode Street, Spalding

99. This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.

Use

100. The application proposes the development of an untended land parcel (set between existing properties on Westlode Street and Double Street) within the built-up part of Spalding. The site adjoins a site recently consented for the redevelopment of an existing residential property to form 6(no.) flats (H16-0816-17). The site, which is open and untended, whilst located on the fringes of the town centre, forms part of an area that is predominantly residential in character. Residential redevelopment of the site is considered to represent the most appropriate site use in this instance, and a use that would be consistent with the residential characteristics of the immediate locality and development plan policy. The principle of redevelopment of this parcel of land has previously been approved under applications ref: **H19-0911-96** & **H16-0540-03**, the former having been granted on appeal. The development of the site for two dwellings, in a comparable manner to those earlier consents, is considered appropriate in use terms and consistent with national and local planning policies for infill development in what is a sustainable urban location.

Amount

101. Two(no.) two-bedroomed residential units are proposed. Planning permission presently exists (under H16-0816-17) for 6 units (1 x 2-bed and 5 x 1-bed) on the land adjoining the present site. The net increase in dwelling units proposed is therefore 2 x 2-bed units. These are accommodated on the enlarged portion of the overall site, with the remainder of the site being developed as per the earlier approval. The revised amount of development is considered to represent an appropriate scale and quantum of development in this instance that can be accommodated on the site without detriment to the character and appearance of the locality or, to adjoining residential amenity. As noted in the Council's pre-application response, the revised proposals, following **H16-0430-20**, had a reduced footprint and site coverage and offered a more spacious layout than the earlier refused scheme.

Layout

102. The plans accompanying the application identify the proposed layout of the development. This layout, with the two units, set within a single rectangular-form block, and aligned south-north, on the western half of the site is generally consistent with the site layout previously approved under applications **H19-0911-96** & **H16-0540-03**. In view of the accessible town centre location, and the modest scale of the individual units, no on-site car parking provision is proposed. The proposed development can be accommodated on the without impacting negatively upon adjoining development. The buildings are set away from the Quaker Meeting House and preserve the character and setting of that building. The development will have a very limited visibility and a correspondingly limited impact. The development represents and appropriate scale and quantum of built development, that will neither comprise an overdevelopment nor give rise to overbearing impacts upon neighbouring properties. The buildings proposed in this case, and their design, scale and massing, is considered appropriate in heritage and townscape terms.

Scale

103. The proposed development in this case comprises one and a half storey units, reflecting their background location within the site, and their relationship to surrounding development. There is a logical reducing hierarchy of building scale as one moves back from the road frontage and one that is considered entirely appropriate in its context. This scale of development reflects a similar building scale approved under permissions ref: **H19-0911-96** & **H16-0540-03**.

Landscaping

104. The nature of the proposal in this instance does not give rise to any significant landscaping requirements. There is no existing landscaping of note within the site. Landscaping matters, if considered appropriate, are capable of being addressed by means of appropriate conditions.

Appearance

105. The proposed dwellings adopt a traditionally referenced dormered design. The moderated scale of the buildings is appropriate to the site and its backland context. The development is considered to be appropriate in its conservation area context. The design may be seen to be suitably responding to that context, and will re-inforce local distinctiveness.

6. Access Considerations

Erection of 2(no.) dwellings; 59 Westlode Street, Spalding

106. Access to the property is from Westlode Street. The site is well located relative to services and facilities in the town centre, which area accessible on foot and by bicycle.

Is the development accessible and inclusive?

107. The proposed development does not include any physical or social barriers to accessibility. The site is generally level and accesses directly to movement networks. It is well located relative to facilities in Spalding. The generally level terrain and ease of access to facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.
108. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

How will access be achieved?

109. The development in this case has been designed as a no-parking development, with no off-street car parking provision. Given the location of the site within the town centre, this is considered to represent an appropriate design solution. The units in this case have largely been designed for single occupancy or couples, and would be particularly suited to those without access to motor vehicles. There is good pedestrian permeability through the site and provision is made within the development for secure cycle storage. A cycle lane passes the site, along Westlode Street. Short-term visitor parking is available on Westlode Street.

7. Conclusions

Erection of 2(no.) dwellings; 59 Westlode Street, Spalding

96. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon an appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.
97. The proposals in this case comprises a revised scheme for two dwellings following the dismissal of appeal ref: APP/A2525/W/20/3263906. That scheme – essentially for 2(no.) additional dwellings following consent ref; H16- 0816-17 – was considered to comprise an overdevelopment of the site, harmful to the character of the locale, the setting of the adjoining Meeting House and to adjoining residential amenity. The decision however recognised that the earlier consented schemes on the site - H19-0911-96 & H16-0540-03 - did not give rise to these issues and it may reasonably be inferred that a scheme will broadly equivalent siting, scale and design would remain appropriate.
98. This scheme adopts similar design principles to that earlier scheme. It proposes a traditionally referenced scheme of 2(no.) dormered cottages set on the western half of the plot. This ensures an appropriate openness is maintained adjacent the listed Meeting House and reduces the width of buildings alongside the southern site boundary.
99. In its relevant context the proposals are considered acceptable and will suitably preserve character and setting. The proposed development complies with relevant national and local planning policy. The proposals have been the subject of pre-application consultation with the local planning authority and identified as acceptable. Accordingly, we can identify no barrier to a grant of planning permission in this case.

M Sibthorp
March 2023