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**ERECTION OF BUNGALOW
ADJACENT 9 GOODFELLOWS
SPALDING COMMON
SPALDING
LINCS
PE11 3AS**

FOR

MR & MRS P MARTIN



PLANNING, DESIGN & ACCESS STATEMENT

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**ERECTION OF BUNGALOW
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This application is a re-application following refusal of application H16-0174-20 on 14th April 2020 for the following reason:-

- 1. The proposed development would constitute a cramped and incongruous form of development that would be at odds with the character of the surrounding area due to its design, scale, siting and orientation. Moreover, the scale and siting of the proposed dwelling would result in an overbearing effect, overlooking and loss of privacy in respect to existing neighbouring properties. As such, the proposal is considered contrary to Policies 2 & 3 of the South East Lincolnshire Local Plan, 2019. These policies indicate that new development will be permitted on suitable sites in Area Centres, should make a positive contribution to the character and appearance of the locality and not cause unacceptable harm to residential amenity. They are in accordance with advice within Sections 12 of the National Planning Policy Framework, 2019.*

The application was accepted as valid on 18th February and determined on 14th April, unfortunately the previous permission expired on 16th January 2020 if the application had been made and determined before the expiry chances are it would have been approved, this was not the case due to obtaining the updated external reports for the Flood Risk Assessment and Contamination Report as these were more than 2 years old.

BACKGROUND

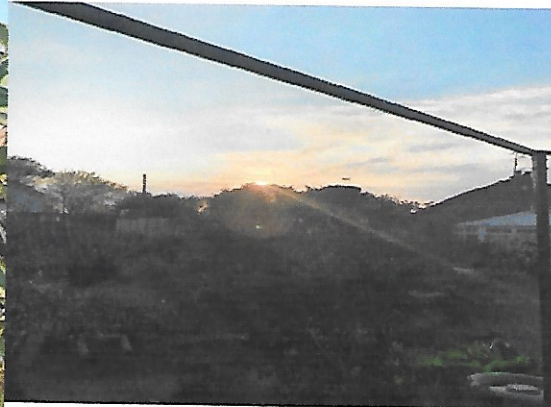
The site is located on the adjacent side garden land to No. 9 Goodfellows, Spalding Common and is within the development area of Spalding Town.

A pre-application was made by TAC Architects in August 2016 and following on from that a Full Town & Country Planning Application was made and approved under reference H16-1178-16 on 16th January 2017.

An application was made in February, as the previous one had expired, for a nearly identical application which has now been refused on the grounds the previous application demonstrated the building land was a suitable site.

SITE ASSESSMENT

The site sits within an established residential area and included within this is the host bungalow to the North. The host bungalow is set back from the road and closer to the boundaries of the existing bungalows on The Ramper. The existing bungalow to the North of the site does not show any habitable openings or amenity space to its West side looking at the site. The existing bungalow to the East of the site which has access of The Ramper marked as "Woofmere" has a garden shed which fills most of their garden behind their garage, therefore leaving them a small private garden to the Southernmost corner. This bungalow has no interrelationship of any consequence with the proposed building plot to which this statement relates. The host dwelling, Goodfellows, and the dwelling marked "Lumbertubs" has more of an impact on "Woofmere"s garden and not the proposed building plot due to route of the sun.



These photos were taken early evening and confirm the host dwelling has an impact on "Woofmere" and "Lumbertubs" gardens due to the route of the sun and it setting in the West.

Site levels are indicated on the application drawing and show a gentle slope from the front to the rear of the site. There is also a step down of 450mm on the rear boundary to the property adjacent labelled "Woofmere" which fronts onto The Ramper. The site also sits a little higher than general surface levels surrounding the existing bungalow to which this site currently relates as side garden land.

A number of recently approved and constructed sites around Spalding Common have had similar amenity space and distance to boundaries. Namely application H16-1192-15 where two bungalows have been sited close together and closer to boundaries than is possible on the proposed building land at 9 Goodfellows. The amount of amenity space attaching to these approved bungalows is very small indeed. The closeness to the public road is also significantly closer than any nearby development in the area. No doubt this has been approved because it makes good use of available land, and this is the intention at 9 Goodfellows.

USE & APPEARANCE

The proposal is for frontage development which “mirrors” the built environment of Spalding Common, the design of the proposed building plot has allowed for the footprint to be as far away from the properties to the East and West as possible, this allows for the natural daylight and sunlight not to effect neighbouring properties from the building plot. This has been highlighted with the hipped roof design and the amenity area of the building plot to mainly be on the North side.

AMOUNT & LAYOUT

A 2 bedroom bungalow has been designed with 2 no parking spaces which will fit in with the immediate area. The building plot is designed for retired or downsizing living, which has been demonstrated on the site by its design and position taking into account the importance of any issues resulting into the potential overlooking or possible overbearing effect or loss of amenity on neighbouring properties, which have been addressed.

LANDSCAPING & BOUNDARY TREATMENT

A new 2m high close boarded fence is proposed to the Eastern boundary which will match into the existing fence along the Northern boundary. To the Southern boundary and the host dwelling the existing wall will be carried through to finish off the development and relationship between the two. A site specific landscaping scheme has been sympathetic to the site.

ACCESS & SUSTAINABILITY

The proposed bungalow is within Spalding Town itself and therefore there will be no sustainability issues. Public transport is readily available within the town.

Access to the site is possible by foot or by vehicle with good visibility either side of the entrance and an existing footpath. Access to and within the property to comply with Part M of the Building Regulations – Access to All.

FLOOD RISK

The location of the site falls within the Flood Zone 3 area as identified by the EA and a Flood Risk Assessment has been commissioned and is included with this application. The requirements of this FRA have been complied with in the design proposals.

CONSLUSION

It is considered that the proposed development is suitable for its site and the area. The details included in this application demonstrates that previous concerns by the Planning Officer in application H16-0174-20 are unfounded. There are no problems of an overlooking

nor overbearing nature in the proposals, and the presumption in favour of approving residential applications “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework” must apply in the case of this proposal.

In summary, it is contended that the proposal is of benefit not only to the site, but also to this small portion of Spalding Town.

S L Darlow

April 2020.