DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT
AT
175 ST JOHN'S ROAD
SPALDING
FOR
MR P AND MRS R BOWMAN

20TH SEPTEMBER 2022

1.0 LOCATION

1.1 ST JOHN'S ROAD SITS WELL WITHIN THE BOUNDARY OF SPALDING AND THE APPLICATION SITE BEING WITHIN WALKING DISTANCE OF THE TOWN CENTRE

2.0 SITE

2.1 THE APPLICATION SITE SITS ON THE WESTERN END OF A ROW OF MOSTLY TERRACED HOUSING BUILT AT THE TURN OF THE 20TH CENTURY, DATE STONE ON THE APPLICATION DWELLING BEING 1905. THE APPLICATION PROPERTY IS UNUSUAL IN THAT IT HAS LAND TO ITS SIDE

2.2 THERE ARE MORE RECENT / MODERN DWELLINGS TO THE SOUTH AND WEST OF THE APPLICATION SITE AS CAN BE SEEN IN THE PHOTOGRAPHS IN APPENDIX A

3.0 PROPOSALS

3.1 THE APPLICANTS HAVE TWO OBJECTIVES
A TO MODERNISE THE EXISTING DWELLING AND
B TO DEMOLISH THE LARGE SINGLE STOREY GARAGE AND EXTEND ON THE END OF 175 ST JOHN'S ROAD IN ORDER TO FORM AN ADDITIONAL DWELLING

3.2 - OBJECTIVE A
THE APPLICANTS ARE TAKING ADVANTAGE OF THE PROPERTY BEING TURNED INTO A BUILDING SITE BY OBJECTIVE 'B' TO CARRY OUT SUBSTANTIAL IMPROVEMENTS TO THE EXISTING BUILDING WHICH WILL INCLUDE

- DEMOLISH ATTATCHED SUN ROOM
- ADD SMALL REAR EXTENSION TO ENABLE THE GROUND FLOOR TO BE OPENED UP TO FORM OPEN PLAN LIVING
- ADDITION OF SMALL FIRST FLOOR EXTENSION (IN CONJUNCTION WITH OBJECTIVE B) TO ENABLE THE REPOSITIONING OF THE FAMILY BATHROOM TO THE FIRST FLOOR ALONG WITH THE ADDITION OF AN EN SUITE TO THE MASTER BEDROOM
- UPGRADE THERMAL ENVELOPE OF THE BUILDING - ROOFS, WALLS AND GROUND FLOOR
- UPGRADE SOUND INSULATION TO EXISTING PARTY WALL
- RE ROOF PROPERTY AND INCORPORATE INSET PV PANELS WITH BATTERY STORAGE
- INSTALL HEAT PUMP TO POWER HEATING SYSTEM

3.3 OBJECTIVE B
THE EXTENSION TO FORM AN ADDITIONAL DWELLING WILL BE ACCOMPLISHED BY EXTENDING THE TWO STOREY PROFILE OF 175 ST JOHN'S ROAD ALONG WITH A SMALL SINGLE STOREY FLAT ROOFED SECTION TO THE REAR

THIS NEW DWELLING WILL BE SMALLER IN FLOOR AREA TO NO 175 ST JOHN'S ROAD BUT WILL HAVE A ROAD FRONTAGE SIMILAR IN SIZE, SCALE, DESIGN AND MATERIALS TO NO 175 ST JOHN'S ROAD

AS WITH THE UPGRADE OF 175 ST JOHN'S ROAD THE NEW DWELLING WILL INCORPORATE INSET PV PANELS IN ITS ROOF WITH BATTERY STORAGE AND THE HEATING SYSTEM WILL ALSO BE POWERED BY AN AIR SOURCE HEAT PUMP.

4.0 LANDSCAPING

4.1 THE EXISTING CONIFER HEDGE TO THE EASTERN AND SOUTHERN BOUNDARY WILL BE REMOVED AND REPLACED WITH 3 NO NATIVE TREES WHICH WILL SOFTEN THE VIEWS FROM THE REAR OF 175 ST JOHN'S ROAD AND THE NEW DWELLING.

5.0 DRAINAGE

5.1 175 ST JOHN'S ROAD PRESENTLY DISCHARGES FOUL AND STORM WATERS INTO A COMBINED DRAINAGE SYSTEM

5.2 DUE TO THE FORMATION OF AN ADDITIONAL DWELLING THERE WILL BE AN INCREASE IN THE FLOW OF FOUL WATERS INTO THE SEWER

5.3 UPON COMPLETION OF THE DEVELOPMENT THERE WILL BE A DECREASE IN THE IMPERMEABLE AREA WHICH DISCHARGES INTO THE SEWER WHICH MEANS LESS STORM WATER ENTERING THE SYSTEM

AS EXISTING

- FOOTPRINT OF 175 ST JOHN'S ROAD	76.65
- FOOTPRINT OF GARAGE	57.5
- EXTERNAL IMPERVIOUS AREAS DISCHARGING TO SEWER	44.2
	178.35 m^2

AS PROPOSED

- FOOTPRINT OF 175 ST JOHN'S ROAD	86.86
- NEW DWELLING	47.16
- EXTERNAL IMPERVIOUS AREAS DISCHARGING TO SEWER	17.51
	151.53 m^2

∴ 26.8 m^2 REDUCTION IN IMPERVIOUS AREA CONNECTED TO COMBINED SEWER SYSTEM

5.4 IN ADDITION TO THE REDUCTION OF IMPERVIOUS AREA CONNECTED TO THE COMBINED SYSTEM AN EGG CRATE TYPE SOAKAWAY IS TO BE PROVIDED IN THE REAR GARDEN WHICH WILL INTERCEPT THE STORM WATER FLOWS FROM THE PROPOSED DEVELOPMENT AND IT WILL ONLY BE WHEN THE SOAKAWAY HAS BECOME SATURATED THAT STORM WATER WILL DISCHARGE INTO THE COMBINED SEWER VIA AN OVERFLOW COMPLETE WITH NON RETURN VALVE

6.0 FLOOD RISK

6.1 ACCORDING TO SHDC FLOOD RISK ASSESSMENT MAPPING FOR THE YEAR 2115 THE APPLICATION SITE IS NOT AT RISK FROM FLOODING

7.0 PLANNING POLICY

7.1 THE PROPOSED DEVELOPMENT FOLLOWS GUIDANCE IN THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011 - 2036 EXCEPT FOR ONE ITEM WHICH IS THERE WILL BE NO ON SITE CAR PARKING, THIS ITEM IS FURTHER COMMENTED UPON IN THE CONSULTATIONS ITEM 8.1

8.0 CONSULTATIONS

8.1 AS THE PROPOSED DEVELOPMENT DEVELOPMENT LACKS ON SITE CAR PARKING JON SHARPE FROM LCC HIGHWAYS WAS CONTACTED FOR HIS VIEWS AND HIS VERBAL RESPONSE BEING POSITIVE, COMMENTS INCLUDE

- PARKING PROVISION IS NOT AN EXACT SCIENCE
- THE APPLICATION SITE IS WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- THE STREET CONTAINS MANY OTHER TERRACED PROPERTIES THAT RELY UPON ON STREET PARKING
- HE WOULD SUPPORT A PLANNING APPLICATION WITH ON STREET PARKING
- WINDFALL SITE
- RISK NOT UNACCEPTABLE

8.1 con't
- SUGGESTS PHOTOGRAPHS ARE TAKEN AT DIFFERENT TIMES TO SHOW EXISTING ON STREET PARKING - SEE APPENDIX 'A'
- ALSO SPEAK TO PLANNING OFFICER
- LOCAL WARD MEMBER MAY OBJECT TO ON STREET PARKING

8.2 PRE APPLICATION CONSULTATION SUBMITTED TO SHDC PLANNING DEPARTMENT. SEE APPENDIX 'B' FOR REPLY FROM PLANNING OFFICER.
IN RESPONSE TO THE ISSUES RAISED BY THE PLANNING OFFICER
- RE FLOOD RISK SEE SEPARATE FLOOD RISK ASSESSMENT
- RE LACK OF ON SITE PARKING - SEE COMMENTS BY HIGHWAYS ITEM 8.1
- RE POSSIBLE OVERLOOKING ISSUES WITH NEIGHBOURING DWELLING. THE BATHROOM WINDOW WILL BE OBSCURE GLAZED, IF IT IS CONSIDERED THAT THE SLIDING / OPENING SASH IS STILL AN ISSUE THEN THIS CAN BE A FIXED SASH AS THE DWELLING WILL BE FITTED WITH A MECHANICAL VENTILATION HEAT RECOVERY SYSTEM (MVHR)
THE WINDOW TO BEDROOM 2 HAS BEEN CHANGED TO AN ORIEL WINDOW WITH THE SOUTHERN FACET FACING THE NEIGHBOURING DWELLING OBSCURE GLAZED AND FIXED SASH

9.0 SUMMARY

9.1 EVEN THOUGH THE SUBMITTED PROPOSAL RELIES UPON ON STREET PARKING THE PROPOSED WILL POSITIVELY ADD TO THE STREET SCENE AND OVERALL BUILT ENVIRONMENT IN THAT
- THE EXISTING GARAGE WHICH HAS ASBESTOS SHEETS TO ITS ROOF AND PROFILED METAL CLADDING TO ITS WALLS WILL BE REMOVED SEE PHOTOGRAPHS 1 AND 2 IN APPENDIX A
- THE VIEW WHEN TRAVELLING EAST ALONG ST JOHN'S ROAD FROM ITS WESTERN END WILL NOW PRESENT A GABLE VERY SIMILAR TO THAT OF ITS ST JOHN'S ROAD IN FACE BRICK WITH FEATURE BRICKWORK TO THE VERGE AND CHIMNEY
- THE PROPOSED TREES TO THE SOUTHERN BOUNDARY IN TIME WILL NOT ONLY SOFTEN THE VIEWS FROM THE REAR OF THE PROPOSALS BUT WILL ALSO SOFTEN THE VIEWS FOR RESIDENTS OF NEIGHBOURING DWELLINGS

APPENDIX 'A'

PHOTOGRAPHS

PHOTO 1 FRONTAGE AND OBLIQUE VIEW OF 175
2 ST JOHN'S ROAD TAKEN THURSDAY 19TH MAY
2022 AS PART OF HOUSE SURVEY

3 PHOTOS OF ON STREET PARKING TAKEN
4 TUESDAY 14TH JUNE AT 8.30 PM
5 IN VICINITY OF APPLICATION SITE

6 PHOTOS OF ON STREET PARKING TAKEN
7 THURSDAY 23RD JUNE AT 12-05 PM
8 IN VICINITY OF APPLICATION SITE

9 PHOTOS OF ON STREET PARKING TAKEN
10 SUNDAY 11TH SEPTEMBER AT 1-10 PM
11 IN VICINITY OF APPLICATION SITE



PHOTO 1



PHOTO 2



3 TUESDAY 14TH JUNE 2022 8-30 AM


4 TUESDAY 14TH JUNE 2022 8.30 AM



5 TUESDAY 14TH JUNE 2022 8.30 PM


6 THURSDAY 23RD JUNE 12-05 PM


7 THURSDAY 23RD JUNE 12-05 PM.



8 THURSDAY 23RD JUNE 12-05 PM


LANC
9 SUNDAY 11TH SEPTEMBER 1-10 PM


10 SUNDAY 11TH SEPTEMBER 1-10 PM



11 SUNDAY 11TH SEPTEMBER 1-10 PM

APPENDIX 'B'

PRE APPLICATION REPLY FROM SHDC PLANNING DEPARTMENT

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

Robert Boor Draughtsman On Behalf Of Mr & Mrs Bowman
26 Fengate
Moulton Chapel
Spalding
Lincolnshire
PE12 0XL

9th August 2022

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	**PE-00216-22**	**Case Officer:**	**Greg Watkinson**
Location:	**175 St Johns Road Spalding**		
Proposal:	**Proposed development.**		

Dear Mr Boor,

Thank you for your pre-application enquiry for the proposed residential property at 175 St John?s Road, Spalding.

In lieu of a formal application, I am only able to offer informal advice. However, with that said, my advice is as follows;

175 St John?s Rd is a semi-detached property, situated outside of the bounds of the Spalding Conservation Area, and far away from any nearby heritage assets. It is situated within the defined settlement boundary for Spalding, meaning that on the very most basic level of principle, a residential development at this site is viable. However, it is situated, alongside much of Spalding, within Flood Risk Zone 3, meaning a flood risk assessment will be required alongside the submission of any planning application.

Having assessed the drawings provided, I am satisfied that the proposed structure does represent a design which would attach well, visually, onto this Western end of the historic unit of properties, featuring several matched details and an appropriate 2-bay format. Whilst this proposal would visually change the block from a pair of semi-detached properties to a terrace of 3, it is the case that St John?s Road does play host to a number of 3-property terraces which are very similar in nature and design.

Whilst it could be suggested that by developing this plot, you are removing the parking provision for 175, I would suggest that the width of the workshop/garage door and the size of the fronting driveway mean that

175 already lacks provision for private parking. However, it is a fact that in developing this plot, you are adding an additional property without private parking. The site is a town centre location and many houses along St John?s Road have no private parking provision of their own and as such, in those ways, a lack of parking provision could perhaps be justified. However, you should be aware that this does directly conflict with Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) (SELLP) and therefore, if the case officer for such an application decided on the balance of probabilities, to recommend approval, the case would have to be brought to a session of the Planning Committee.

In addition, I am concerned that the 1st floor rear windows represent a major overlooking risk to the front windows of 177 St John?s Road which would be situated to the rear and side of this proposed development. In general, the final design should mitigate as much as possible against any harmful impacts on residential amenity for any of its neighbours, but particularly that of 177 St John?s Road. I would suggest that, in particular, the window of the 2nd bedroom as proposed would represent a substantial source of overlooking and privacy loss for 177. I appreciate that given the setting it may be difficult, however, if this effect cannot be mitigated against effectively, this would be grounds upon which to base a recommendation of refusal.

Should you wish to proceed with the submission of a planning application, you should be aware that Policies 1, 2, 3, 4, 11, 17, 36 and appendix 6 of the South East Lincolnshire Local Plan (2019) (SELLP) as well as Sections 12 and 16 of the National Planning Policy Framework (2021) (NPPF) will be extremely relevant to the outcome of any planning application of the nature outlined above.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

Greg Watkinson, Planning Conservation Officer
GWatkinson@sholland.gov.uk