

Supporting Planning Statement

Reserved Matters Application following the grant of outline planning permission H17-0563-16 for Residential Development at Land adjacent to 72 Station Road, Surfleet.

Introduction

This Supporting Planning Statement has been prepared to support a Reserved Matters application which seeks approval for details of the access, appearance, landscaping, layout and scale of the above development which are open for consideration. The application is accompanied by various plans as detailed in the covering letter.

Site and surroundings

The site at Station Road has the benefit of outline planning permission for a residential development granted under application references H17-0563-16 and also H17-0798-15. This RMA is made following approval H17-0563-16.

Surfleet is a medium sized village and benefits from various services and facilities in the immediate locality, some of which are featured below:





The site amounts to 0.273 ha, is a relatively flat rectangular parcel of land and currently is in use for the purposes of horticulture as part of the applicant's wider land holding. Planning permission has also been granted for residential development at the wider land under reference H17-0088-17. The site is owned by the occupants of 72 Station Road which is a bungalow. The photographs below show the site from Station Road with the River Glen running alongside Station Road.



As shown below the site is bound by Station Road with the River Glen beyond to the south, 72 Station Road - a bungalow - to the east, further dwellings to the west, and the rest of the horticultural nursery site to the north, which has the benefit of planning permission for residential purposes. Further to the west is Surfleet Village Hall and its wide ranging and varied assortment of playing fields, sports pitches and various other recreational facilities.

Village Hall and recreation facilities

Primary School



Aerial photograph identifying the application site and its surroundings.

Other conditions call for detailed drawings of the estate layout and detailed drawings showing the siting, design and external appearance of each building as well as detailed access and landscaping arrangements etc.

This reserved matters application seeks approval for details of the access, appearance, landscaping, layout and scale of the development. Finished floor levels are also shown on the submitted layout plan.

Planning considerations

Principle of Development

The principle of development has already been established at this site with the granting of outline planning consent. Only reserved matters including access, appearance, landscaping, layout and scale of development proposed are open to consideration.

Access and highway safety considerations

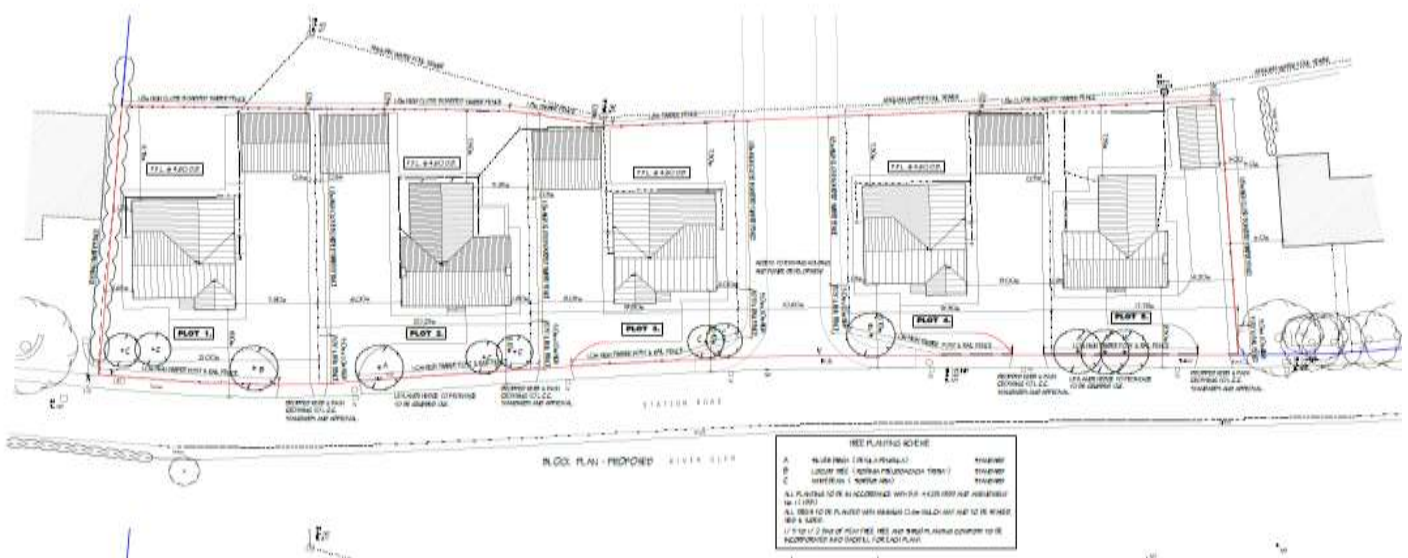
Details of access is shown on the submitted plans and the scheme has been designed in line with highway guidelines and requirements. Individual access arrangements serving each separate dwelling are shown with dropped kerb and path crossings to LCC standards and approval. The plan also indicates on plot turning facilities to allow cars to enter and leave the public highway in a forward gear.

Vehicular and pedestrian access to the rear parcel of land, which also has planning consent for residential development, is shown between plots 3 and 4. This access which comprises a 5m wide carriageway and 1.8m footway with 6m radii was considered and approved as part of the applicable outline consent.

Layout

Whilst an indicative layout was submitted as part of the outline application process, this was submitted merely for illustrative purposes.

The submitted drawings show how the proposed five dwellings will be accommodated upon the site, without any detrimental impact on neighbouring properties.



As shown on the submitted Layout Plan adequate separation distances would be provided about and between proposed and existing properties and there would therefore be an acceptable impact on residential amenity in terms of overbearing and/or overshadowing.

Scale and Appearance

There is a varied mixture of architectural styles, design and dwelling size throughout Surfleet village ranging from small terraced properties to substantial detached two storey dwellings.

The proposed dwellings will be in keeping with the scale and character of the surrounding area.

In terms of appearance a varied mix of architectural design and house type exists in the surrounding area. Dwellings in the area are constructed from a variety of facing bricks, with a emphasis on the use of red bricks under red/grey concrete tiled roofs as shown below



Proposed dwellings (below)



In terms of materials it is proposed to use Terca Old Woodford red multi facing bricks and Sandtoft rustic double pantile roofing tiles for units 1, 3 and 4. It is proposed to use Hoskins Flemish antique facing bricks and Sandtoft Calderdale Dark grey roofing tiles for units 2 and 5.

It is therefore considered that the proposed development will be in keeping with the scale, character and appearance of the area.

Landscaping

The submitted plans show how the site will be landscaped including site boundary treatments. Tree planting includes the use of Silver Birch, Locust Tree and Whitebeam.

The proposal will therefore provide an attractive environment and comply with the applicable development plan policies.

Conclusion

This Statement has been submitted to support a Reserved Matters Application further to outline approval granted under reference H17-0563-16, dated 9 August 2016. The proposed scheme provides a residential development comprising the erection of five detached high design quality dwellings with garages and associated access arrangements.

The principle of development for the proposed development in this location has already been established by the grant of outline approval.

With regard to the outstanding reserved matters, the proposal is entirely appropriate and acceptable with respect its access, scale, layout, appearance and landscaping. This is in accordance with relevant planning policies and the requirements set out by the conditions of the approved outline consent.

Given the above, it is considered that the application, in accordance with the Development Plan and Framework should be approved without delay.

January 2019