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Date: 9th April 2015

DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW CHALET BUNGALOW ADJACENT TO 'BRAEMAR', COALBEACH LANE SOUTH, SURFLEET, SPALDING.

DESIGN STATEMENT:

THE PROPOSAL:

The proposal is to build a new chalet bungalow adjacent to the applicants existing chalet bungalow in what is at present part of their large garden. The plot is at present occupied by a lawn with shrubs and trees around the perimeter.
Outline planning consent was obtained on this site on 12th December 2014 (ref H17-0880-14). The site area for the outline consent was slightly smaller than that now proposed with the eastern boundary being further from the applicants existing dwelling.

APPEARANCE:

The outline consent stated that the new dwelling shall not exceed one-storey in height with no habitable accommodation within the roof space.
Sketch designs of the proposed new chalet bungalow and a revised site layout were presented to the planning department for comments, a letter dated 22nd January 2015 was received confirming that the proposals appeared to be acceptable subject to further elevation details being submitted relating to the rear elevation and a small alteration to the front elevation. Copy of letter enclosed.
The proposal is to be built in random coursed natural limestone with artificial stone window cills and artificial stone face lintels to the garage doors. The window and door frames are to be formed in aluminium, colour grey with front and rear access doors formed in hardwood (finish to doors to be confirmed)

DRAINAGE:

There is a piped watercourse which runs along the southern boundary of the site which is the responsibility of the Welland & Deepings Internal Drainage Board. We have contacted the drainage board and they have confirmed that they are happy for a dwelling to be built as long as it is at least 6 metres from the drain subject to certain stipulations. A copy of the Welland & Deepings Internal Drainage Board letter dated 3rd September 2014 ref. NSM/MPC/P/S/16 is enclosed.
The foul drainage from the adjacent existing dwelling (Braemar) passes across the site in front of the proposed new dwelling (exact location to be confirmed on site). It is proposed that the foul drainage from the new dwelling will be connected to this existing drain which connects to the existing foul sewer located in Coalbeach lane south.
Storm water from rainwater downpipes is to connect to soakpits located at least 5.0 metres from the dwelling.

LANDSCAPING:

The existing mature leylandii hedge to the southern boundary of the site is to be removed together with some tree planting adjacent to Coalbeach Lane. The existing laurel hedge and mixed shrub planting adjacent to the road is to be removed or reduced in height to a maximum height of 1.0 metres to provide improved visibility for road traffic in front of the visibility splays shown for the new vehicle access. This planting/hedge should be trimmed regularly to avoid it exceeding the max. 1.0 metre height. Two existing Silver birch trees are to be retained where shown as these do not restrict visibility. A new approx. 2.0 metre high close boarded timber fence is to be installed to the eastern and southern plot boundaries which will reduce in height to 1.0 metre high where shown. A 1.0 metre high close boarded timber fence with gate is to be installed around the parking and turning area where shown.
The parking and turning area, vehicle access and path to the front dwelling access is to be paved in brick paving. The other paths and patio area to the south of the dwelling are to be formed in precast concrete paving slabs. Generally the surrounding gardens will be grass seeded initially.

ACCESS STATEMENT:

ACCESS TO SITE:

We have contacted Jon Sharpe at Highways regarding the new vehicle access and he has replied confirming that he is happy with the proposal subject to conditions ie planting in front of the visibility splays. A copy of the letter from Jon Sharpe dated 23/09/14 ref. D/JPS/PLAN11/337895/clw is enclosed.

Car parking –	Ample parking will be available within the site. A vehicle turning space will be available within the site.
Vehicle access –	A new vehicle and pedestrian access to the site is to be provided where shown.
Disabled access –	The new dwelling will have disabled access as required by the Building Regulations including hard paved access to the dwelling for disabled use.

Access throughout the proposed dwelling (including disabled access) together with fire escape provisions will all comply with the latest building regulations.

FLOOD RISK TO THE DEVELOPMENT:

Although the environment agency flood maps indicate that the site is located within Flood Zone 3, the South Holland Stategic Flood Risk Assessment prepared by Royal Haskoning and updated in January 2010 indicates that the site is located away from any flood risk areas both at present and in the future, including Residual Risk Extent up to and including year 2115. The proposed finished floor level will be a minimum of 300mm above the existing ground level as stipulated in the previous outline consent. Approx. site levels are indicated on the site layout plan which are to be confirmed as some areas of garden around the proposal may be raised together with the level of the proposed patio.

date: 22 January 2015

your reference: H17-0880-14

our reference:

ask for: Tracey Meachen

email: tmeachen@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 711253
www.sholland.gov.uk

Alan Hornsby
Little Acre
35 Peak Hill
Cowbit
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PE12 6AW

Dear Mr Hornsby

Proposed dwelling adjacent Braemar, Coalbeach Lane, Surfleet

The principle of the chalet bungalow, to be subject of a full planning application, appears to be acceptable in principle. The proposed window does not appear at this stage to be an issue due to the distance of neighbouring bungalows from it. However, it would be appreciated if you could provide a rear elevational drawing of the bungalow so that we can see the details of the rear window more clearly before confirming acceptability.

Yours sincerely

Tracey Meachen
Planning Officer

Welland & Deepings
Internal Drainage Board

Welland & Deepings
Internal Drainage Board
Deeping House
Welland Terrace
Spalding
PE11 2TD

Chief Executive - Mrs Karen Daft

Operations Engineer – Nick Morris

Our Ref. NSM/MPC/P/S/16

This matter is being handled by Nick Morris

Your Ref.

3rd September 2014

Alan Hornsby Architectural Services
Little Acre
Peak Hill Cowbit
Spalding Lincs
PE12 6AW

Dear Alan

Re: Proposed dwelling adjacent to Braemar, Colbeach Lane, Surfleet, Spalding, Lincs

Thank you for your letter and plan of 19th August 2014.

The Board's Old Beach Drain East piped watercourse runs along the southern boundary of the proposed plot and is afforded the protection of the Board's Byelaws. In this case the most relevant is the 9 metre byelaw distance which prohibits any new buildings, structures, fences etc within 9 metres without the previous written consent of the Board. The pipeline at this point is 900mm diameter and under normal conditions conveys water to the Board's Surfleet Marsh Pumping Station.

I have looked at your plans, visited the site and also spoken to the site owner, Mrs Snaith. In my opinion if an application was made to relax the byelaw distance from 9 metres to 6 metres, this should be granted. The applicant would need to be aware however that if the Board require access to the pipeline in the future to re-lay or repair, that access would be via the 6 metre service strip.

I would also suggest that foundations of the proposed dwelling are suitably designed to resist movement (bearing in mind the proximity of the pipeline and its depth). My Board would also bear no responsibility for any damage as a result of the proximity of the pipeline.

My Engineer would wish to mark the exact position of the pipeline on site prior to any construction work commencing.

I hope this answers your questions but if you need any clarification then please contact me at this office.

Yours sincerely

N S Morris
Operations Engineer

Lincolnshire
COUNTY COUNCIL

My Ref: D/JPS/PLAN11/337895/clw

23 September 2014

Communities Directorate
Highways and Transportation
Highways South
Municipal Buildings, West Street
Boston, Lincolnshire PE21 8QR
Tel: 01522 782070 Fax: 01205 314572
Email: LCCHighwaysSouth@lincolnshire.gov.uk

This matter is being dealt with by: Jon Sharpe

Mr Alan Hornsby
Architectural Services Ltd
Little Acre
35 Peak Hill
Cowbit
Spalding
Lincolnshire
PE12 6AW

Dear Alan

PROPOSED RESIDENTIAL DEVELOPMENT ADJACENT TO 'BRAEMAR', COLBEACH AVENUE, SURFLEET

Thank you for your letter dated 17 September 2014 with the enclosed layout drawing 14/22/01A dated August 2014 and the copy letter from South Holland District Council dated 18 July 2014.

Provided any vegetation in front of the visibility splays shown on your drawing is restricted to the existing silver birch trees or new planting that is no higher than 1.0 metres, the site would be suitable, in highway terms, for the additional dwelling proposed by your clients.

The new access would need to be constructed in accordance with the current Highway Authority standard and the driveway should include facility for vehicles to turn around within the plot.

A formal Planning Application in this form would be expected to be supported by the Highway Authority.

Yours sincerely

Jon Sharpe
Principal Highways Officer
For Head of Highways South