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Ref:- 2805-15

RESIDENTIAL DEVELOPMENT
ADJACENT 18 WOODS LANE
SURFLEET
SPALDING
LINCS
PE11 4AN

3 BEDROOM CHALET BUNGALOW & ATTACHED GARAGE

FOR

MR & MRS J SNEATH



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref:- 2805-15

RESIDENTIAL DEVELOPMENT
ADJACENT 18 WOODS LANE
SURFLEET
SPALDING
LINCS
PE11 4AN

The application is to acquire Town & Country Planning Permission for a 3 bedroom chalet bungalow on the side garden of 18 Woods Lane, Surfleet for the benefit of Mr & Mrs J Sneath.

Pre-application enquires were made on the 1st May and a relatively positive response was received on the 28th May (PE-00372-15) see appendix.

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE).

USE

The proposal is the erect a chalet bungalow on the side garden of an existing house/cottage adjacent to an existing bungalow at 22 Woods Lane.

AMOUNT

The pre-application enquiry suggests that a single dwelling in this location which abuts the built environment of Surfleet would be acceptable.

LAYOUT

Within the proposal the existing access will be utilised and widened to serve the existing cottage and the proposed chalet bungalow. The proposed bungalow has been designed orientationally to make best use on the morning and afternoon sun.

SCALE

The proposed chalet bungalow will be situated between the host two storey cottage and the adjacent single storey bungalow – 22 Woods Lane.

LANDSCAPING

There is an existing mature hedge on the Eastern boundary of the site, which is to be retained and a comprehensive landscaping scheme is to be introduced to the site. The boundary to the host dwelling is the be defined with close boarded fencing (see plan). The rear boundary is to remain open so as not to affect the open views over to the North of the church and park area of Surfleet.

APPEARANCE

A chalet bungalow design has been chosen to compliment the street scene of Woods Lane.

ACCESS

Access to the site will be via the widened existing access of Woods Lane. Access to and around the property will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

The site is within Flood Zone 3, therefore the following measures are to be incorporated in the design:-

- Sleeping accommodation is all above ground floor level
- Flood resilient construction to be incorporated up to 300mm above floor level
- The future occupants to sign up to the Environment Agency automatic flood warning system
- Finished floor levels of the proposed dwelling to be approximately 300mm above the Woods Lane level

EXTERNAL MATERIALS

Roof-	Sandtoft Calderdale Slates – Grey
Walls-	Red Stock Facing Bricks
Joinery-	White UPVC Windows & Doors

APPLICATION PLANS

2805-15-01	Location & Site Layout Plans
2805-15-02	Floor Plans & Elevations

G R Merchant
July 2015

Ref:- 2805-15

APPENDIX

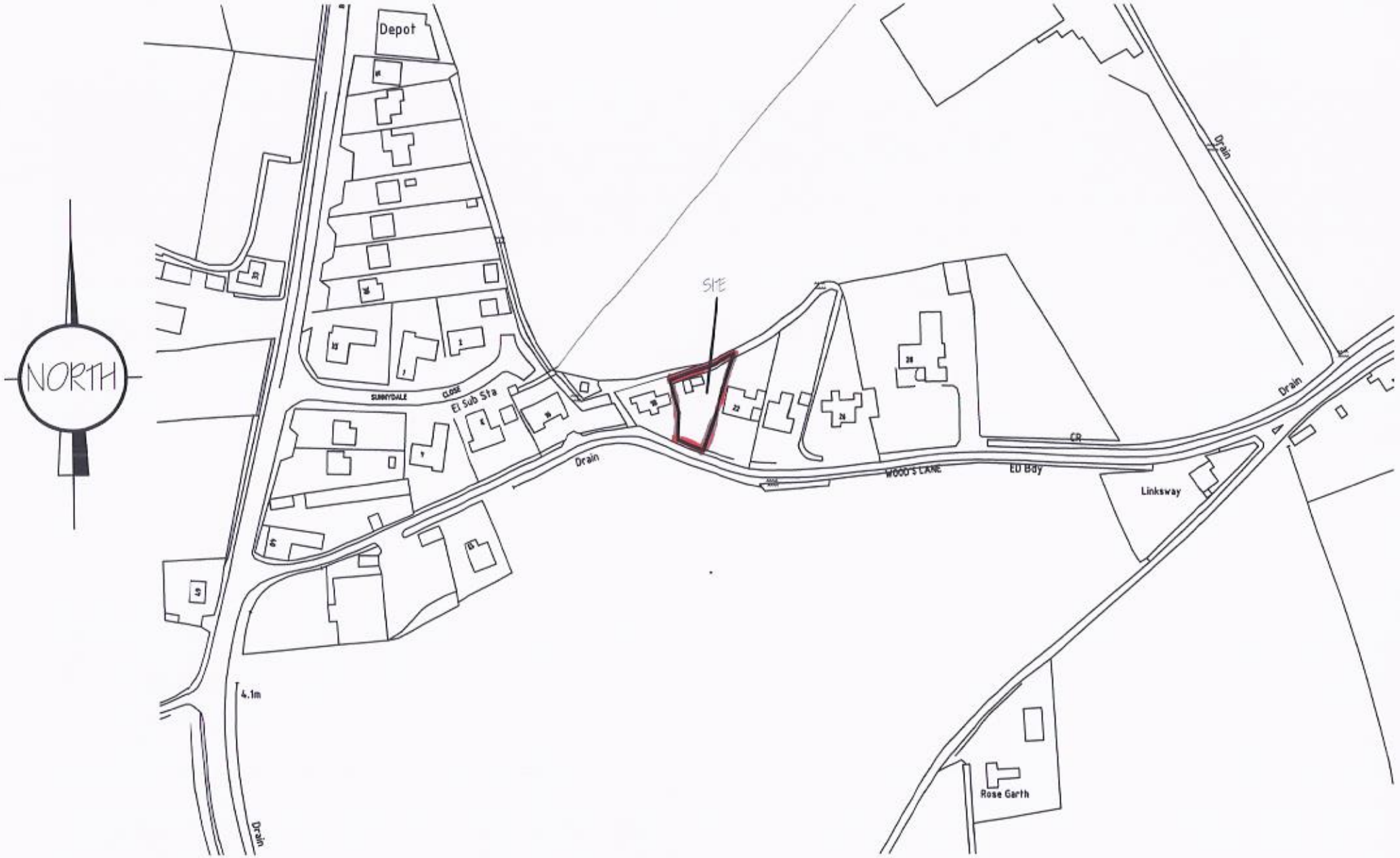
LOCATION PLAN 1/2500

'GOOGLE' PLANS

SITE PHOTOGRAPHS

PRE-APPLICATION ENQUIRY

FLOOD HAZARD MAPS



LOCATION PLAN.
1/ 2500.


Surfleet
The Mermaid Inn
Spalding Hockey Club
A16


The Mermaid Inn
M F FRANCE 4P PLUS2
River Glen
Stockhouse Ln
Moto Bins BMW Spares
Spalding Hockey Club
B1356
Parkin
White Cross Ln


B1356
Sunnydale Cl
Woodis Ln




WN12 VDP














AK64 UAM

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Residential Building Plot

1 message

G R MERCHANT <gr.merchant@btconnect.com> Fri, May 1, 2015 at 4:30 PM
To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

RESIDENTIAL BUILDING PLOT
ADJACENT 18 WOODS LANE, SURFLEET, PE11 4AN

I have been approached by the occupant of 18 Woods Lane, Surfleet regarding the feasibility of a building plot for a retirement bungalow on their side garden as indicated on the attached Ordnance Survey site location plan.

Your informal opinion of the request would be appreciated prior to making a formal Town & Country Planning Application.

If you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Yours Faithfully
Hannah

G R Merchant Ltd
01406 490800

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SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
facsimile 01775 762937

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

G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

28th May 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00372-15 **Case Officer:** Tracey Meachen
Location: 18 Woods Lane Surfleet Spalding
Proposal: Proposed building plot for a retirement bungalow

I am writing with reference to your recent enquiry relating to a proposed plot for a retirement bungalow adjacent 18 Woods Lane, Surfleet.

The development plan for the area is the South Holland Local Plan, from which a number of policies were saved by way of direction by the Secretary of State and these continue to form the Development Plan for South Holland with the NPPF being a 'material consideration'. The proposals are contrary to policies within the Local plan, including Policy HS7 - New Housing in the Open Countryside including other Rural Settlements - which states that outside of the defined settlement limits of Spalding, Area Centres and group Centres, new housing development will only be allowed where either;

1) It is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or

2) The proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

The proposals do not comply with this policy and would therefore be considered a 'Departure' from the provisions of the Local Plan and this would be considered to be a policy 'objection'. The preferred location for new housing is within settlement boundaries where development is seen to be more appropriate and therefore to comply both with Local Plan policy and with the guidance within the NPPF.

At the present time, however, the Council does not have a 5 year supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date. The overriding and main consideration in the NPPF is whether development is 'Sustainable'; therefore I must consider whether this proposal could meet that test.

The site is physically adjoining the built up area of Surfleet, and whilst Surfleet does not at the present time have a defined settlement boundary I do feel it can be considered to be a sustainable location with a range of local services and with good access to additional facilities in the nearby settlements of Pinchbeck and Spalding. The site itself may be a little narrow, but it may be possible to develop, depending on design.

However, should the site be restricted to a bungalow, there is a problem as the site is within Flood Zone 3 (High Risk). Therefore I do not feel that a bungalow would be appropriate unless the Environment Agency raise no objection. I would advise you to contact the Environment Agency in the first instance to establish what their response would be to an application. An NPPF compliant Flood Risk Assessment should, in any case, be submitted with an application to provide evidence of how the proposals could pass the Sequential Tests contained within the NPPF and accompanying Technical Guidance.

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

Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk

Environment Agency

Enter a postcode or place name: PE11 4AN Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers an Sea

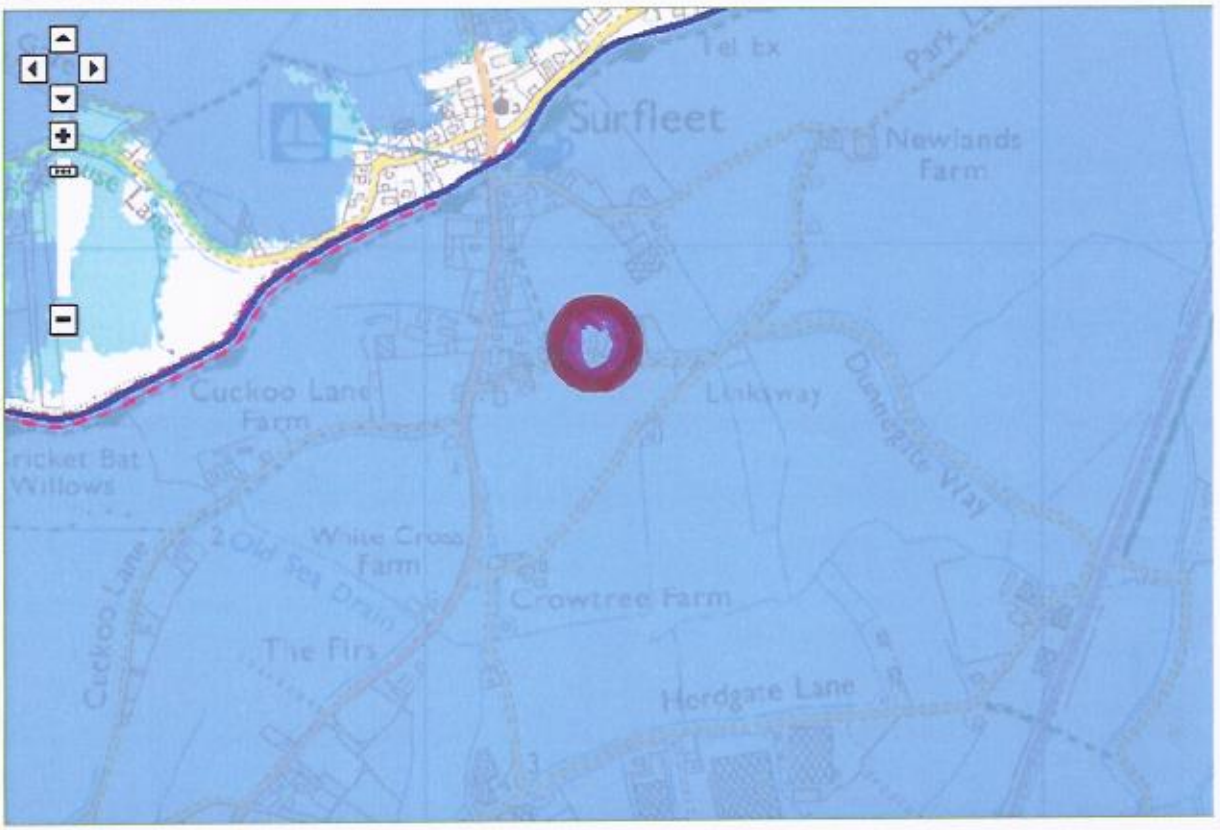
PE11 4AN at scale 1:10,000

Other maps | Data search | Text only version

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main Rivers
- River line



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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