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Design & Access Statement

for

Proposed Dwelling

With attached double garage

On the site of

88 Reservoir Road
Surfleet Seas End
Spalding
Lincs
PE11 4DH



Figure 1: Proposed Dwelling

Project ref: 20132
Rev A July 2021

1.0 DESCRIPTION OF PROPOSAL, SITE AND SURROUNDINGS

This Design and Access Statement is to accompany a planning application for a 2-storey dwelling with attached double garage on the land of 88 Reservoir Road within the village of Surfleet Seas End.

The site is brownfield land, last occupied by redundant farm buildings. The farm buildings have recently been demolished to make way for the previously approved dwelling, with the exception of the existing barn building on the northern boundary of the site which remains.

This proposal is a re-submission of full planning approval H17-0017-21 with a slightly revised design and including retrospective planning for the stone driveway which has already been re-positioned in a location agreed between the site owner and the neighbour at no.94 Reservoir Road. The re-submission also aims to deal with as many of the planning conditions as possible at the same time, with the intention of ending up with one new approval.



Figure 2: Site Location from Google Earth

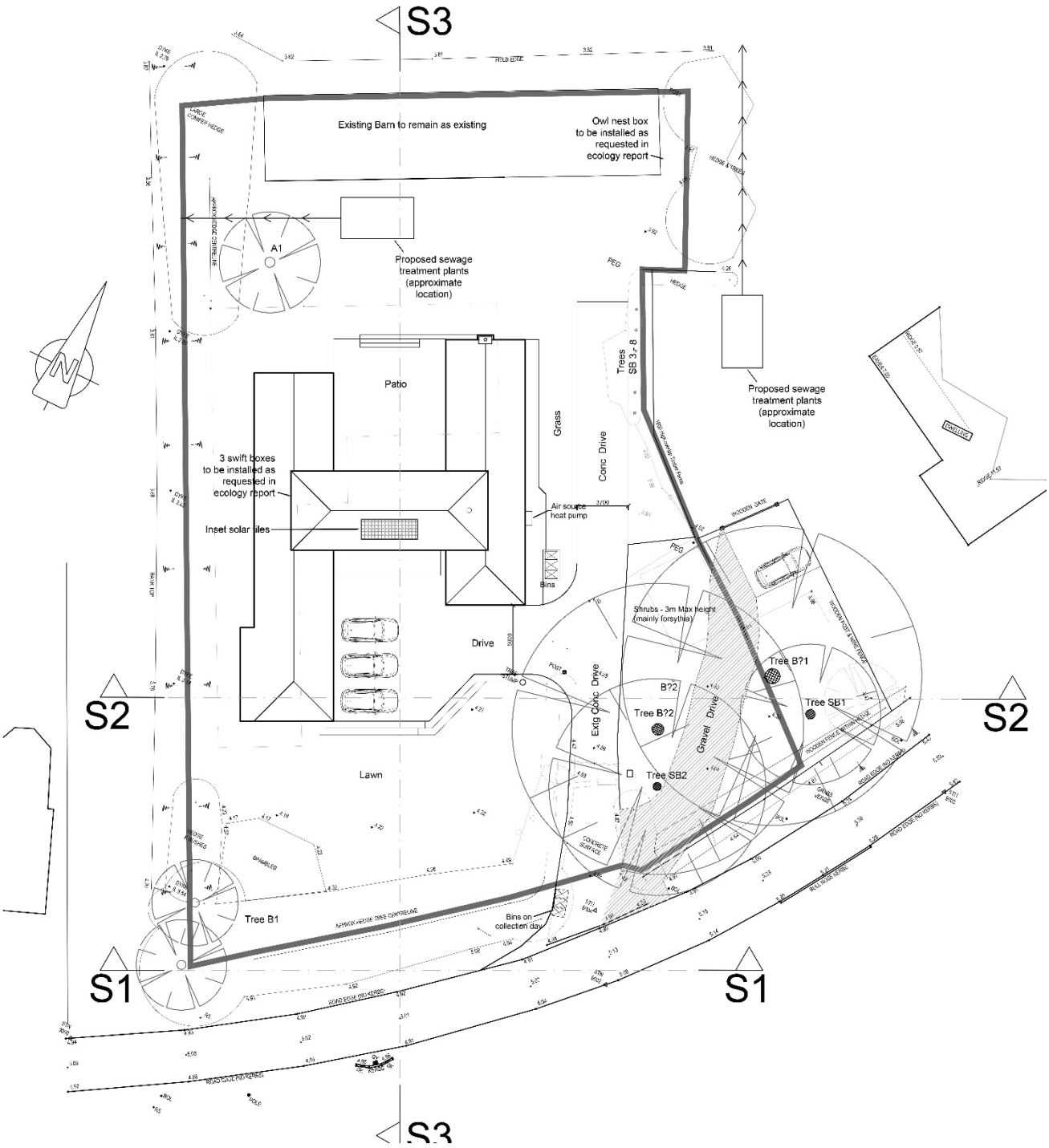


Figure 4: Proposed Site plan

2.0 PLANNING POLICY

Principle of Development;

Policy 1 of the SELLP sets out the settlement hierarchy, stating development will be permitted within the settlement boundaries of the respective settlements providing the proposal supports the designated role of the settlement in which it is to be executed.

As shown on 'Inset Map 24 – Surfleet' of the SELLP, the site is located within the settlement boundary for Surfleet. Surfleet is identified as a Minor Service Centre.

The site is located within the settlement boundary and the provision of a single dwelling would make a positive contribution to housing supply.

Impact on highway safety and parking;

Policy 36: Appendix 6 of the SELLP relates to parking standards. It requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within each residential plot.

1. As can be seen in figure 4, the proposed 3-bedroom development allows for the parking of 3 cars as well as including a double garage with plenty of space for on-plot turning to ensure that vehicles can enter and exit in forward gear. As the double garage is a good size, cycle storage is also proposed inside the garage.
2. It is not considered that the traffic that may be generated by one dwelling will harm highway safety. The proposed dwelling will share an existing access point with the neighbouring property. There will be less vehicles using the access than there was for the site's former commercial use.

Impact on Character of the area;

SELLP Policy 2 states that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses as well as the quality of its design and its orientation.

1. The character of development along reservoir road is irregular with the majority of existing houses situated close to the roadside. The proposed development is set back from the road and is positioned in a similar location to the existing barn buildings that are currently on the site.
2. When viewed from the road, the proposed dwelling would be situated at a location where it would be slightly obscured due to existing large hedging and tree's, therefore visual harm from the highway would be limited.
3. The proposed development would be more in-character with the surrounding properties than the unused farm buildings presently situated on the site (see existing site photos in Appendix).

Impact on residential amenity;

SELLP Policy 2 states that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met. These include impact on the amenity of the site itself and neighbouring sites as well as the impact upon neighbouring land uses by reason of noise,

odour, disturbance or visual intrusion. SELLP Policy 3 states that development proposals will demonstrate how residential amenity will be secured.

1. The Proposed development has been designed and positioned to eliminate any potential over-looking issues with neighbouring properties such as Bramble Nooke and No.94. The a-symmetrical 'H' shaped design of the floorplan allows for minimal windows facing the boundaries and the single storey roofs remove any opportunity for overlooking from the proposed balconies on the front and rear of the property.

3.0 DESIGN

The 3-bedroom house is designed to provide a spacious, quality living environment with lots of natural light.

The proposed H-shaped design makes the most the site with plenty of driveway space for parking and turning. The shape of the house also allows for a private outdoor patio space as well as private balconies that won't overlook the neighbouring properties.

3.1 MATERIALS

The building uses traditional materials (render, stone and slate) with modern glazing to create a contemporary home that blends well with local housing styles of the area. The proposed materials have been chosen to reflect the diverse range of materials used in the surrounding properties which are a mixture of rendered properties and red brick properties.

Refer to proposed External Materials Document for details.

3.2 DESIGN CHANGES

Design Changes compared to previously approved dwelling:

- Main body of the house moved forward by 2.5m on the site, with the front projection lengthened to 4.5m forward of its previous position. This will increase privacy between proposed dwelling and Bramble Nook and to move the building away from tree roots which were affecting the rear corner of the building.

- Minor design changes to the rear balcony, staircase and internal layout

- Route of access into no.94 has been changed and already constructed in new position. The application seeks retrospective approval for this change. The junction with the highway remains as existing concrete and then a new permeable stone driveway for 94 branches off. The new drive location was agreed between the owners of the two properties and it provides more privacy / separation compared to the original arrangement for access to 94. When the overgrowth was cleared it became easy to see a new clear access route through the trees.

- See images over page of existing drive and access to no.94:



Access onto main road (concrete) remains unchanged and is shared by 88 and 94



New stone drive branches off to no.94



New stone driveway to no.94 looking back towards the road where it merges with existing concrete



Wider view of the boundary with no.94 including timber fence

4.0 ACCESS

The road has 30 mph speed limit, and the existing concrete access from the highway has not changed.

The parking area for the new dwelling allows for on-plot turning to ensure that vehicles can enter and exit in forward gear.

The driveway provides space to park 3 cars in front of the proposed double garage.

Cycle storage is also incorporated within the garage

5.0 DRAINAGE AND FLOOD RISK

Foul drainage will connect into a new proposed sewage treatment plant. The owner will also be providing a new sewage treatment plant for the neighbour as part of the terms of purchase of the land.

Surface water drainage from the roof is proposed to connect into the adjacent dyke.

The site is mainly in Flood Zone 1, with the edges in Flood Zone 2 & 3.

A flood risk assessment has been undertaken and the proposed internal floor level will be raised to 4.83m ODN. The building itself is in flood zone one so there is no requirement for a sequential test or exceptions test.

6.0 AIR QUALITY ASSESSMENT

Air quality has been considered as part of this proposal. It is not anticipated that an air quality assessment is needed for this application given the impact of the new dwelling will be minimal both during construction and once completed.

7.0 ECOLOGY AND PROTECTED SPECIES

An Ecology and Protected species survey has been submitted as part of the planning application. A new nest box for barn owls has already been provided on the end of the open sided barn which is to remain, as recommended in the report. The old nest box has been inspected and removed from site.

Various types of bird nest boxes have been installed around the site on existing trees and buildings.

3 Swift bricks are to be incorporated into the west side of the dwelling (See drawing 07A)


new owl box already installed

8.0 SCREENING FOR CONTAMINATED LAND

A phase 1 Desk Study including walkover survey by Ground Engineering has been submitted as part of the planning application. Based on the findings of the phase 1 assessment, a phase 2 intrusive contamination assessment is not considered to be necessary unless obvious evidence of contamination is found during the redevelopment of the site.

9.0 CONCLUSION

The proposal should be granted planning permission because:

- The dwelling is in a sustainable location, making good use of a brownfield site within the village of Surfleet Seas End.
- The existing access is safe and generous space for turning so that vehicles can enter and leave in forward gear.
- The proposal will not harm the character of the area and will make a positive contribution to the location.
- The proposal will provide a spacious and well-designed home without having a negative impact on amenity or privacy of others.
- A dwelling on the site is in keeping with the surrounding residential properties and therefore better suited to the location than the current redundant farm buildings.
- The proposed dwelling is a slightly amended version of the dwelling already granted full planning permission earlier this year H17-0017-21