

Design and Access Statement

7 The Reservoir, Surfleet, Spalding, PE11 4DJ

1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the demolition of the existing single-storey timber bungalow at 7 The Reservoir, Surfleet, and its replacement with a two-storey dwelling and detached garage. The existing dwelling is outdated, unsustainable, and located below safe flood levels, posing a risk to life and property. The proposal provides an opportunity to replace it with a high-quality, flood-resilient and energy-efficient home.

2. Site Context and Character

The site lies along The Reservoir, Surfleet, a private road of mixed residential properties. The surrounding character is varied, with older modest dwellings interspersed with more contemporary replacement houses. Notably, planning permission was granted in 2023 for the replacement dwelling at No. 8 The Reservoir (H17-0201-23), which established clear precedent for high-quality, flood-resilient two-storey replacement housing with detached garage structures in this location.

3. Pre-Application Engagement

Pre-application advice was sought from South Holland District Council (ref: PE-00149-25). The Council's feedback identified concerns regarding the scale of the dwelling, its proximity to No. 6, and the size of the detached garage. In direct response,

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the design has been amended as follows: reduction of the roof pitch from 35° to 30°, ensuring the ridge is lower than No. 8; reduction of the garage to a single-storey structure; revision of external materials to better reflect local character; and removal of the garage rear window to prevent overlooking. These amendments demonstrate a clear and collaborative response to the issues raised, ensuring that the scheme now addresses the Council's stated concerns.

4. Layout and Scale

The proposed dwelling is sited broadly on the footprint of the existing bungalow, maintaining the established building line. The ridge height has been reduced through a shallower roof pitch of 30 degrees, ensuring the new dwelling sits approximately 560mm lower than No. 8 and only 2.3m higher than No. 6. Importantly, as No. 6 has a shallow mono-pitch roof and is single-storey, the eaves of the proposed dwelling align with its highest point, avoiding an overbearing impact. The garage has been reduced to single-storey for this application and provides secure parking for two cars with additional driveway parking for two more vehicles.

5. Design and Appearance

The dwelling will be constructed with a grey engineering brick plinth in the flood zone and white K-rend render to the upper walls, with a grey concrete slate roof. Windows and fascia will be anthracite grey uPVC, while sliding rear doors and sidelights will be aluminium in anthracite finish. These materials are consistent with contemporary replacement dwellings along The Reservoir, ensuring a coherent and sympathetic streetscape. Landscaping and boundary treatments will be retained or enhanced to respect the semi-rural riverside character.

6. Residential Amenity

The design has been carefully considered to minimise impacts on neighbouring properties. The revised dwelling is lower in height than No. 8 and its eaves align with No. 6, reducing potential overbearing effects. Side-facing windows above ground floor have been avoided to protect privacy. In addition, all side-facing windows are either

obscure-glazed (serving en-suites) or high-level letterbox style, ensuring no opportunity for overlooking neighbouring properties. The garage has been simplified to a single-storey structure, with the removal of any rear-facing fenestration, preventing overlooking of No. 37's garden.

7. Flood Risk and Drainage

The site lies within Flood Zone 3 and a designated functional floodplain. A Flood Risk Assessment (FRA) has been prepared which demonstrates that the proposed development will be safe and will not increase flood risk elsewhere. The design incorporates raised finished floor levels above the 1:1000 year flood event (with climate change allowance), openings beneath the building to allow water to flow freely, and two-storey construction to provide refuge at first floor. These measures mirror those approved for No. 8 and comply with SELLP Policy 4 and Section 14 of the NPPF.

8. Sustainability

The proposed dwelling is designed to achieve high levels of energy efficiency and incorporates a range of sustainable technologies, including photovoltaic panels, an air source heat pump, EV charging points, and a highly insulated building fabric. The balcony overhangs provide solar shading to limit overheating in compliance with Building Regulation Part O. Together, these features ensure the dwelling is future-proofed and significantly more sustainable than the existing bungalow, which is poorly insulated and flood-vulnerable.

8. Access and Parking

The existing private access road from The Reservoir will continue to serve the property. The proposal provides four off-road parking spaces, in line with SELLP Appendix 6 standards: two within the garage and two on the driveway. Access into the dwelling will be safe and practical via the raised entrance, consistent with other flood-resilient homes along The Reservoir.

9. Biodiversity

As the proposal is a self-build dwelling, it is exempt from the mandatory 10% Biodiversity Net Gain requirement under the Environment Act 2021. A statement will append this application.

10. Conclusion

The proposal represents a carefully considered replacement dwelling that addresses the shortcomings of the existing bungalow, which is unsustainable, flood-vulnerable, and below modern standards. The revised design has responded directly to pre-application feedback by reducing ridge height and garage scale, ensuring a respectful relationship with neighbours. It is important to note that at No. 8 The Reservoir (H17-0201-23), the Local Planning Authority accepted a significantly larger replacement dwelling and a detached garage with first-floor accommodation. The officer's report concluded that 'the size, scale and layout is considered to be acceptable in this location' and that the scheme did not constitute overdevelopment. By contrast, the current proposal at No. 7 is more modest: its ridge is lower than No. 8, its garage is single-storey only, and its relationship with No. 6 is less stark than the previously accepted height difference between Nos. 7 and 8. On grounds of consistency and continuity of thought, the present scheme should be supported. The development reflects precedent, improves sustainability and flood safety, and accords with Policies 1, 2, 3, 4, 22, 31 and 36 of the South East Lincolnshire Local Plan (2019), the NPPF (2024), and all other material considerations. In summary, it is contended that the proposal is of benefit not only to the site, but also to the Reservoir area of Surfleet.