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ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLING

AT

LAND ADJACENT FENLAND LODGE
KING JOHN BANK
WALPOLE ST ANDREW

FOR

MR & MRS MOORE

Job No. SE-984

April 2018

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Abstract

This design and access statement supports the Outline Planning application for one dwelling located on land adjacent Fenland Lodge, King John Bank, Walpole St Andrew.

Mr and Mrs Moore are committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application.

1. Introduction

This design and access statement supports the Outline Planning application for one dwelling located on land adjacent Fenland Lodge, King John Bank, Walpole St Andrew

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from South Holland District Council and Government design criteria.

The impact of the proposed dwelling on the surrounding area and the positive contribution it will make to the village of Walpole St Andrew, has also been considered.

2. Site description

The site is located within the established settlement of Walpole St Andrew, on the Northern side of King John Bank. The current use of the site is the extended garden curtilage serving the detached bungalow to the East. The site comprises of maintained lawn with hedgerows to both side boundaries and open field to the rear. There are two modest sized trees to the eastern boundary which fall outside of the application site.

3. Proposal

The application seeks outline planning permission for the erection of a dwelling. Only access is committed for consideration at this stage. The indicative drawings show a modest dwelling which is of a scale commensurate with the site and other dwellings within the area. It will be positioned along the site frontage in the building line in order that the street scene is respected.

There is ample space within the site to provide parking, turning and outdoor amenity space in accordance with the provisions of the Local Plan.

4. Planning policies

<u>South Holland Local Plan</u>

HS7 – New Housing in the Open Countryside including Other Rural Settlements;
SG1 – General Sustainable Development;
SG2 – Distribution of Development;
SG4 – Development in the Countryside;
SG14 – Design and Layout of New Development;
SG15 – New Development: Facilities for Road Users, Pedestrians and Cyclists;
SG16 – Parking Standards in New Development;
SG17 – Protection of Residential Amenity;
SG18 – Landscaping of New Development.

<u>National Planning Policy Framework (NPPF)</u>

Paragraphs 7, 8, 14 and 17
Sections 6, 7, 10

5. Housing land supply

It is noted that the Council do not currently benefit from a 5-year supply of deliverable housing sites.

The Supreme Court in Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant) stated that if a Local Planning Authority, which did not benefit from a five-year supply of deliverable housing sites, did not reduce the weight it affords to environmental and amenity policies the objective of the NPPF to boost significantly the supply of housing, would be compromised.

The Supreme Court said that the shortfall of deliverable housing sites is sufficient to 'trigger the operation of the second part of paragraph 14 of the NPPF'. This means that permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF's policies as a whole. The policies of the NPPF as a whole constitute the Government's view of what sustainable development means in practice.

In a recent appeal for a dwelling in Tydd St Mary, reference APP/A2525/W/16/3159330, the Inspector concluded that the erection of a new dwelling would have social and economic benefits which would meet the needs of the appellant and for future generations. He also concluded that the proposal would make a 'small but nonetheless welcomed contribution to the supply of housing in the borough and help contribute to the five year supply'. The Inspector therefore applied the tilted balance set out in bullet point 4(1) of paragraph 14 of the NPPF and found that the environmental harm of constructing a new dwelling in this particular location would not be capable of significantly and demonstrably outweighing the considerable benefits of providing a dwelling. As such the appeal was allowed.

Paragraph 14 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through decision taking. Sustainable development is made up of three dimensions: an economic role, a social role and an environmental role.

1. <u>Economic Role</u>

The development would generate employment during the construction period and future occupiers would contribute to the local economy by reasons of spending and use of local business and services within the area.

2. <u>Social Role</u>

The proposal constitutes residential development within a residential area and will therefore support the existing community and it will help to address the housing supply shortfall within the District. It therefore supports strong, vibrant and healthy communities, in accordance with paragraph 7 of the NPPF, and is located where future occupiers can easily access local services which will support health, social and cultural well-being.

3. Environmental Role

The development is positioned within the existing built form, and therefore in a sustainable location. It will join onto existing utilities and will use services (such as post and refuse collection) which already visit neighbouring residents. As a result it will not place any further burden on the environment in this regard. It will protect and enhance the natural environment due to the added landscaping which can be included within the scheme and, given that the development is for a single dwelling, will not compromise the spatial strategy of the District.

The proposal meets the three dimensions which make up sustainable development. The principle of the proposal is therefore acceptable in accordance with the definition of sustainable development as defined in the NPPF. In accordance with paragraph 14 of the NPPF, the application should therefore be approved without delay. It is noted that the proposal will result in a modest contribution to the wealth of the district through the delivery of housing growth however it is a contribution nonetheless, without which it remains that the District fails to demonstrate a five year supply of housing which would be contrary to the provisions of the NPPF. As per the Case Law section of this report, even though the proposal is for a small amount of residential development, the location of the dwelling is not capable of significantly and demonstrably outweighing the considerable benefits gained of providing new housing.

6. Design

6.1 Use & Amount

The current use of the site is the extended garden curtilage serving the detached bungalow to the East.

The proposed development provides a new dwelling on the otherwise unutilised land, whilst still retaining ample parking and amenity space to the host property.

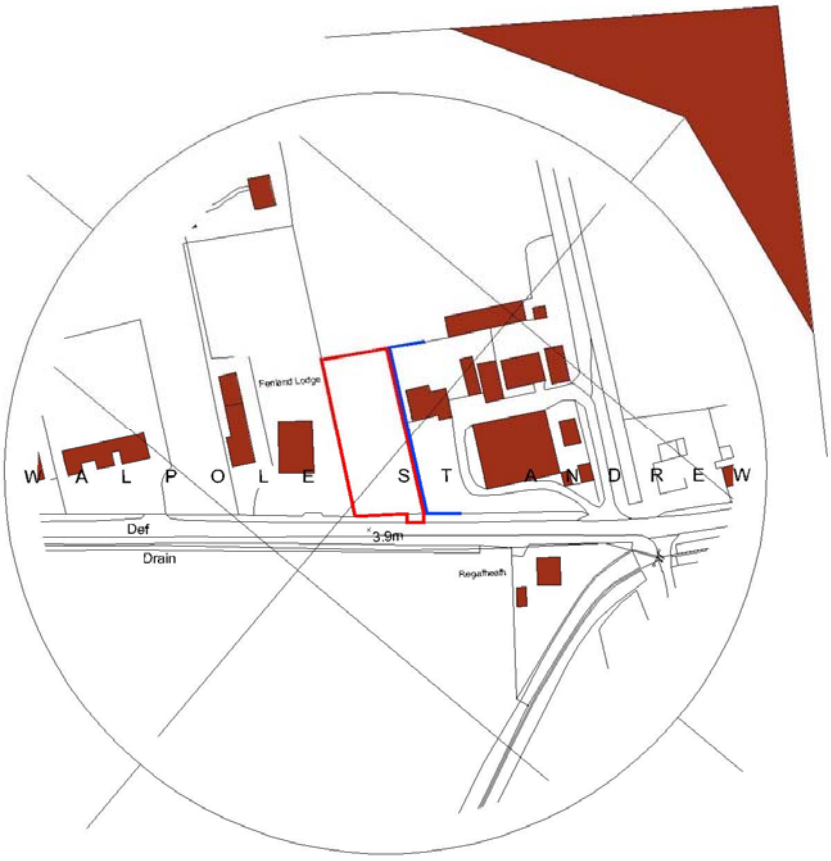


Figure 1: Location Plan

6.2 Layout

The layout of the site is a reserved matter which will be committed for consideration at a later stage. However, the indicative drawings show how the dwelling can be accommodated within the site so to reflect the flow of the street scene and respect the character of the area in accordance with policy SG14 of the Local Plan.

Access, which will be discussed in greater detail later, will be directly off King John Bank. A large area for parking and turning, in accordance with the Local Plan can be accommodated to the front of the site as well as ample amenity space to the rear. The outdoor space will be appropriately landscaped in order to add quality to the area and to provide private space where necessary. These details will be committed as part of the 'landscaping' details, submitted at reserved matters stage.

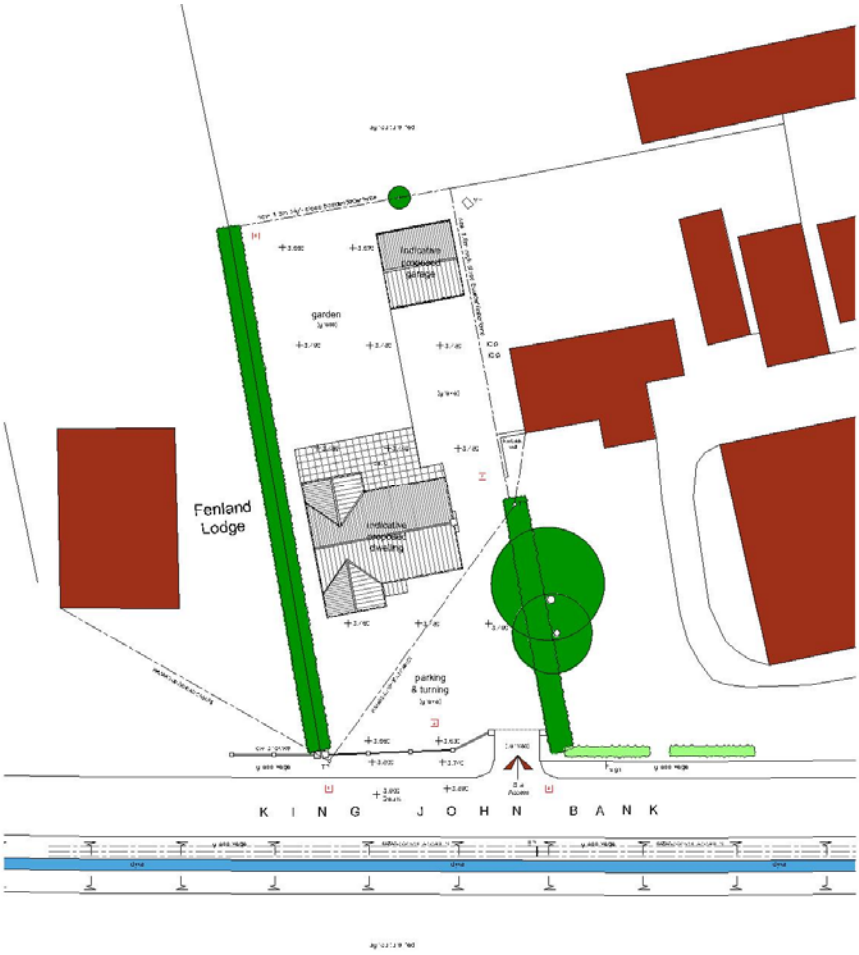


Figure 2: Site Plan

6.3 Scale

The scale of the development has not been committed for consideration at this stage. However, there is scope within the site to design a dwelling which is of a size commensurate with the surrounding development. It is likely that the dwelling will be designed to have the character and appearance of a traditional two storey dwelling which will be sympathetic to the surrounding properties.

6.4 Appearance

The appearance of the dwelling is a reserved matter. However as above, it is envisaged that the proposal will have the character and appearance of a traditional dwelling, which would respect the character of the neighbouring development. It is intended that all services entering and exiting the building will be designed so they do not appear on the front elevation and are as un-obstructive as possible.

The materials and fenestration details will be appropriate to the overall character and appearance of the development along King John Bank.

6.5 Landscaping and Bio-diversity

The proposed dwelling will include landscaping with the driveway and parking to the front with planting to soften the front of the property. The rear garden will be landscaped and levelled and seeded with grass.

Further planting is proposed, encouraging flora and fauna and enhancing the bio-diversity of the site and surrounding area.

Our proposal will encourage flora and fauna on the site increasing its bio-diversity for the enjoyment of the occupants and the improvements will benefit neighbouring properties and the village of Walpole St Andrew equally.



Figure 3: Site Looking West



Figure 4: Site Looking North



Figure 5: Site Access looking North East



Figure 6: Site Access Looking South West



Figure 7: Aerial View of Site

6.6 Flood Risk

The site is located within Flood Zones 2 and 3 according to the Environment Agencies Flood Maps as shown below.

The proposed application has a flood risk assessment attached to it as prepared by Geoff Beel Consultancy and this has been produced in association with the Environment Agency.

The proposal will be constructed in accordance with the flood risk assessment.

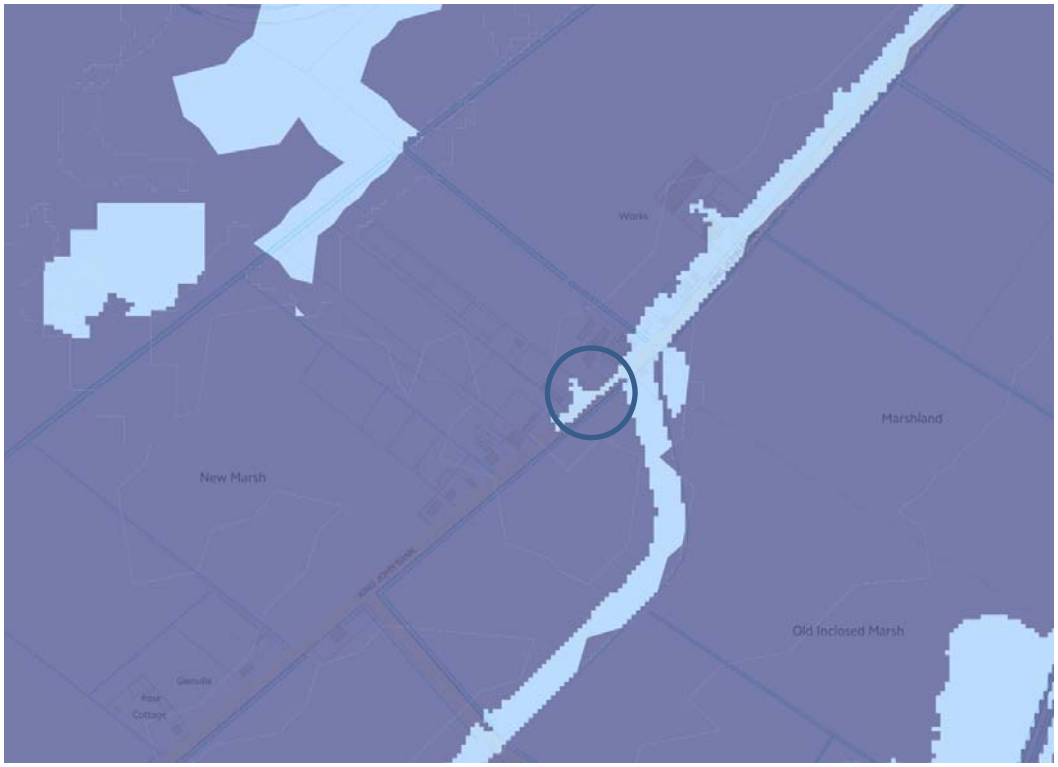


Figure 8: Environment Agency Flood Map

6.7 Security

The proposed dwelling can be fitted with approved intruder alarms, along with approved locks to windows and doors.

Security lighting is to be provided to the dwelling over the rear garden and parking areas, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by Design New Homes guidance.

The development will have a road frontage and will therefore increase the natural surveillance of the area, to the benefit of avoiding crime, and fear of crime.

6.8 Environmental Consideration

This new dwelling will respond to climate change as outlined in the South Holland Local Plan. It can include the provision for fitting solar panels and solar water heating, be constructed from materials sourced as locally as possible and include a home office/study which will allow the occupants the opportunity to work from home, therefore lessening the need to travel to and from work as often.

The water usage of the dwelling will be at least in line with Part G of the building regulations. This and the above measures will help the development withstand the longer term impacts of climate change and will result in the dwelling being far less dependent on fossil fuels than those that surround it.

There is ample space within the site to provide an area for bin storage, including recycling, in accordance with the requirements of the RECAP Waste Management Design Guide.

The proposal will benefit from mains water, telephone and mains electricity.

7. Access

7.1 Vehicular and Transport Links

The village benefits from being a short driving distance from the towns of Wisbech, Holbeach, and Long Sutton.

These public amenities as well as many more are within the village of Walpole St Andrew:

- Local shops
- Primary School
- Public House
- Playing Fields
- Community Centre
- Church

7.2 Inclusive Access

The topography of the site is generally level and will comply with Part ‘M’ of the Building Regulations. The dwelling is to be lifted in accordance with the flood risk assessment, but the ground levels will be graded allowing the access to comply.

A large front door with a level access threshold will allow access to the dwelling whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floor. There will be no changes in floor level on the ground floor allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

Level access is also to be provided to the rear garden. This is achieved via the patio area directly linked to the rear door. This allows all to enjoy the external space of this proposal.

7.3 Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.