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**RESIDENTIAL DEVELOPMENT
ADJ: 236 BRIDGE ROAD
SUTTON BRIDGE
SPALDING
LINCS
PE12 9SG**

FOR

MR J HOOK



PLANNING, DESIGN & ACCESS STATEMENT

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**RESIDENTIAL DEVELOPMENT
ADJ: 236 BRIDGE ROAD
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This application is a re-application of H18-0191-20 following receipt of the refusal notice dated 24th April 2020. This re-application attempts to deal with the following reasons for refusal.

- 1. The proposal, by virtue of its position, scale, height and massing, would constitute an inappropriate and incongruous form of development that would have an unsatisfactory relationship with no. 236 Bridge Road and also harm the character and appearance of the street scene. This would be accentuated by the fact that finished floor levels would need to be raised by 1 metre to address flood risk.*

Also, the proposal would constitute a form of overdevelopment with unsatisfactory private amenity space and parking facilities for future occupiers of the properties and occupiers of No. 236 Bridge Road. Moreover, the general level of activity upon the site, including the regular coming and going of vehicles, would be such that the amenity of neighbouring properties and no. 236 in particular would be materially harmed in terms of noise and general disturbance.

The proposal is therefore in conflict with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019. Policies 2 and 3 indicate that new development should have a satisfactory relationship to existing development and respect the character/appearance of the area. It should also be of high quality in terms of design and layout and have a satisfactory impact upon existing and future residents/occupiers. Policy 36 (in conjunction with Appendix 6) sets out minimum parking standards for new development. These policies are in accordance with advice within the National Planning Policy Framework, 2019. For example, paragraph 127 indicates that planning policies and decisions should ensure that new development should add to and be sympathetic to the local area and have a high standard of amenity for existing and future users.

- 2. In opinion of the Local Planning Authority the proposal fails the flood risk exceptions test because it would not provide wider sustainability benefits that would outweigh flood risk due to the social and environmental harm it would cause in terms of its effect upon the character/appearance of the area and also residential amenity. The proposal is not therefore in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the of the National Planning Policy Framework, 2019.*

BACKGROUND

The site is located on the adjacent side garden of 236 Bridge Road, Sutton Bridge and is within the development boundary of Sutton Bridge. The side garden is un-used and is surplus to requirements to 236 as this is rental property. The whole site is owned and managed by my client.

An application was made for residential development for 3 units on 20th February 2020 and validated on 3rd March 2020. The application was determined on 24th April 2020.

SITE ASSESSMENT

This site is within an existing establishment area of dwellings. These dwellings are from different periods and the dwellings are not in uniform along the street scene. The site has two existing accesses, one off Bridge Road and the other off Chestnut Terrace. The site lends itself to an infill development.

USE & APPEARANCE

The proposal is for 2 No separate units. The first unit has been pulled back in line with the existing neighbouring property allowing the roofs to line and the rear gardens to be in line. The second unit enables 236 to have a larger private garden. The site gives 2 No parking spaces to each unit allowing the second plot to use access off Chestnut Terrace only. The host dwelling (236) has a private garden and 2 No parking spaces off Bridge Road along with both the residential units. Both roof lines have been kept low to allow for the increase in finished floor levels to comply with The Environment Agency. The dwellings will create an affordable housing development for either rental or first-time buyers.

AMOUNT & LAYOUT

Each unit allows for 2 bedroom self-contained house with garden and 2 No parking spaces. The dwelling positions and layout have been designed taking into account the importance of any issues resulting into the potential overlooking on the host dwelling and neighbouring properties.

LANDSCAPING & BOUNDARY TREATMENT

A new 1.8m boundary fence is proposed to all boundaries around the site, a soft landscaping scheme will amount to shrubbery areas around the dwellings with hard standing parking and turning areas.

ACCESS & SUSTAINABILITY

The new residential units are located in the town of Sutton Bridge and close to amenities. The accesses into the site with parking and turning facilities allow for easy access by foot or by vehicle with good visibility either side of the entrances. Access to and within the property to comply with Part M of the Building Regulations – Access to All.

FLOOD RISK

The application site is within Flood Zone 3, therefore, a full detailed Flood Risk Assessment is submitted along with extra information to cover point 2 of the refusal notice. The Environment Agency has confirmed the development meets their requirements.

Even though the FFL is 1m above existing ground level and all doors and windows have been designed to stop any overlooking issues. The hip roof will also allow the impact to be minimal.

CONCLUSION

It is considered the proposed development is suitable for its site and the area. The details included with this application demonstrate that previous concerns by the Planning Officer in application H18-0191-20 are unfounded. There are no problems of overlooking or overbearing nature in the proposals and the presumption in favour of approving residential applications.

In summary, it is intended that the proposal is of benefit not only to the site but also to this portion of Sutton Bridge.

S L Darlow
July 2020