RESERVED MATTERS APPLICATION FOR DEVELOPMENT COMPRISING 6 DETACHED

LAND OFF CHESTNUT TERRACE

SUTTON BRIDGE

For

LOYDHOMES

DESIGN AND ACCESS STATEMENT

JULY 2019

ABDS ltd
architectural consultants

Introduction

1. This statement has been prepared in support of a Reserved Matters application for 6 detached dwellings and associated external works at land located north of Withington Street Sutton Bridge.

2. Outline Planning permission was initially refused but allowed on appeal under reference APP/A2525/W/17/3182341 on 8th December 2017. The Reserved Matters are scheduled in condition 1 of the approval and are set out thus:-

   "Details of the appearance, landscaping and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved."

3. The statement assesses the design and access arrangements, and how they relate to their context. This statement has been prepared in accordance with Circular advice.

4. The application drawings are :-

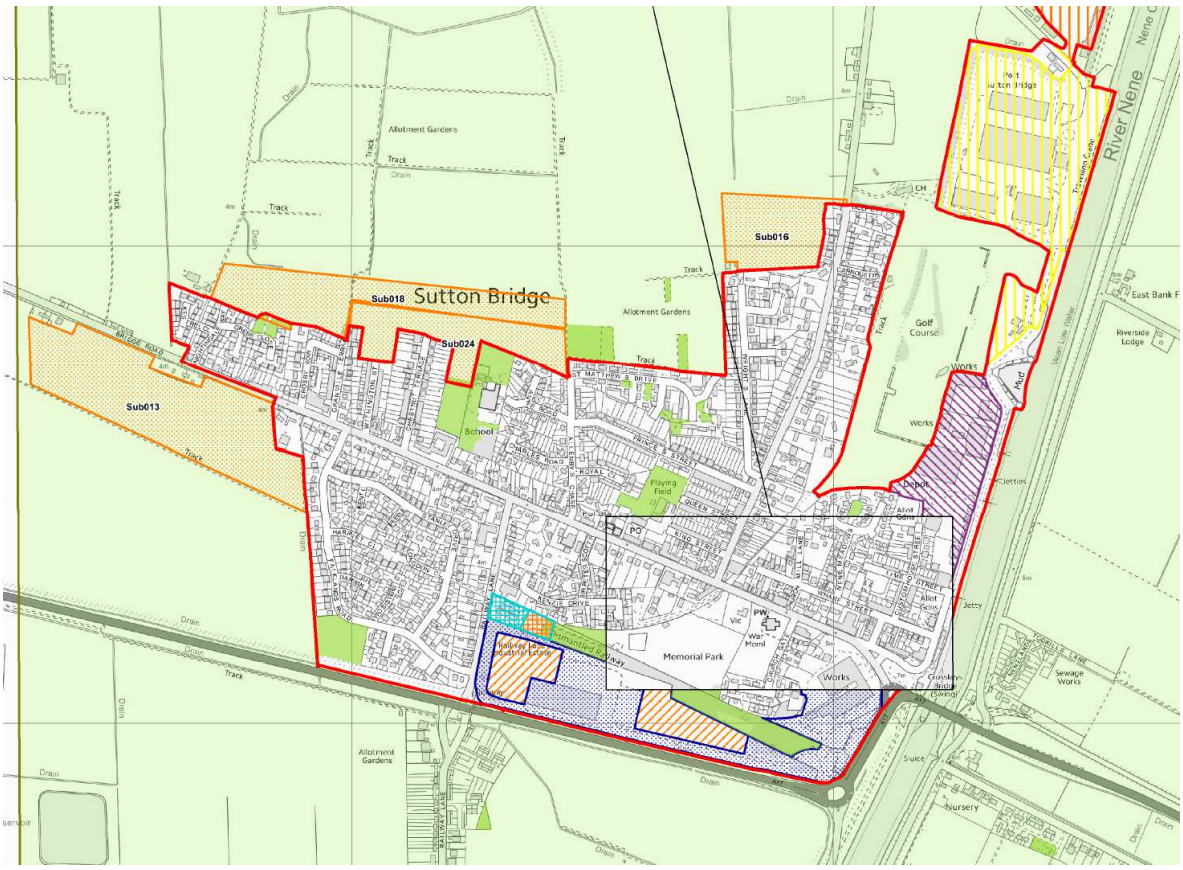
   - LH/SB/19/006 Rev A - Site Plan
   - LH/SB/19/020 - Plots 1, 3 & 5 Floor Plans & Elevations
   - LH/SB/19/021 - Plots 2 & 6 Floor Plans & Elevations
   - LH/SB/19/022 – Plot 4 Floor Plans & Elevations
   - LH/HB/19/011 Rev A – Proposed Block Plan.
   - LH/SB/19/015 Rev A - Site Location Plan
   - LH/SB/19/016 – Typical Boundary Treatment details

   - 6918.ASP.PP.1.0 Rev A - Landscape details
   - BRI061- T04 - Topographical Survey

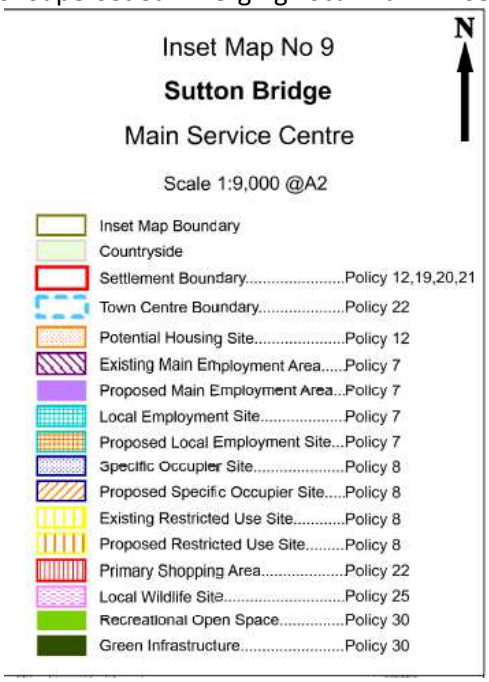
5. The application is also accompanied by a landscape management plan, ecology survey, and a ground investigation / contamination assessment.

Pre-Application Discussions

6. No pre-application discussions have taken place. However, the LPA are aware of the site due to its promotion through the replacement local plan by Maxey Grounds. The site was identified under the emerging Local Plan as Sub 016 and Sub 024. They are further aware of the site through a recently refused Outline Planning Application for a development of up to 70 dwellings under reference H18-0120-19.



Extract of Superseded Emerging Local Plan – Inset Map 9



The Site and its Context

7. The application site forms part of a larger land area owned by the applicant. The total land holding comprises an area of approximately 3.8 hectares which is fallow land that abuts the northern boundary of the settlement, running between Granville Terrace and Allenby's Chase. The application site area forms a rectangular shaped infill between properties located on Chestnut Terrace and the Sutton Bridge Primary School. A looped shared private access connects to the head of Chestnut Terrace in accordance with the access details submitted and approved at Outline Planning. Whilst the Council refused the outline application on highways grounds the inspector arrived at the following conclusion:-

   "*The Council's Decision to refuse the application was made contrary to the advice of its own professional officers. Lincolnshire County Council as the Highway Authority made no objection to the proposal at the application stage. The Council's objection to the proposal seems to rest almost entirely on the views of its Planning Committee. However, as the Minutes by the Council supplied are limited to a record of the date of the meeting and the reason for refusal, I have no way of knowing exactly how Members reached the view they did."*

   The principle of the access route into the site is therefore established.

8. The site is gently sloping with existing ground levels ranging between 3.36 AOD and 4.27 AOD.

9. Chestnut Terrace comprises a range of building styles. Beyond dwellings fronting Bridge Road 3 bungalows are found on the eastern side of Chestnut Terrace. Beyond this 2 storey terraced housing is the prevalent built form to both sides of the road frontage. Loft conversions to several properties to the west side of Chestnut Terrace have been undertaken with small flat projecting flat roof dormers being apparent. Built form varies again heading north with 2 storey semi-detached former council houses located on the eastern edge and a combination of 2 storey detached housing and bungalow construction to the west. Semi-detached housing extends to the end of Chestnut Terrace on the west with the eastern edge of Chestnut Terrace culminating in a terrace of cottage style properties.

View Looking South down Chestnut Terrace

10. The adopted highway does not extend to the head of Chestnut Terrace. The width of the final 85m of roadway reduces to a width of 4.4m. The principle of the extended access is however established by the appeal decision granting outline planning permission.

11. There is no common design theme for development along Chestnut Terrace and no local distinctiveness that could be considered to influence a particular design ethos for the proposed development. The terrace cottages at the western head of the road present some level of distinctiveness with the provision of bay windows, arched brick soldier course detail and dog tooth brick detailing to eaves. These features are taken into design proposals for the development.

Planning History

12. The following planning history is relevant to the application site.

- *Application H18/0409/89: Outline application for Residential Development at Granville Terrace to Allenby's Chase, Sutton Bridge.*

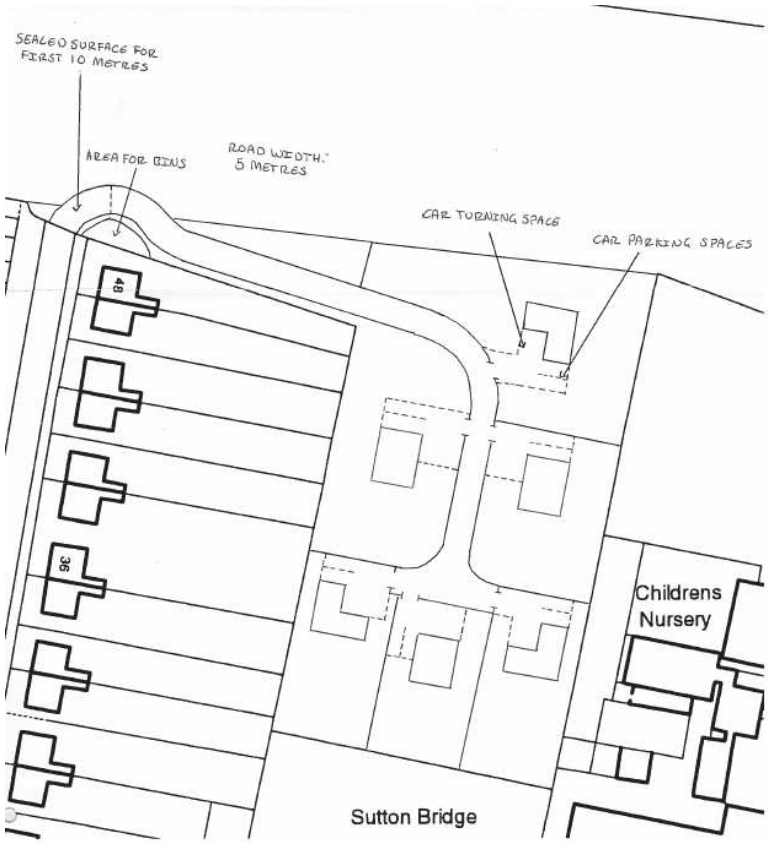
  The application was granted permission on 2nd November 1990 but never implemented. The gross site area replicates this planning application identically.

- *Application H18-1167-16: Outline application for 6 detached dwellings – land east of Chestnut Terrace Sutton Bridge.*

  The application was refused permission on 7th March 2017. An appeal was allowed under reference APP/A2525/W/17/3182341 and permission granted on 8th December 2017

- *Application H18-0120-19: Outline application for up to 60 dwellings on land North of Withington Street Sutton Bridge*

  The application was refused permission on 5th July 2019 and an appeal is currently being considered by the applicant.



Illustrative Site layout for H18-1167-16 – Reproduced courtesy of Maxey Grounds

Layout

13. The outline planning permission is specific in granting consent for 6 No detached dwellings. Despite the Outline Application being made with All Matters Reserved the Inspector considered the appeal granting permission with access and layout approved. The illustrative plans submitted did not provide detail on house types or elevational treatment. The Reserved matters application proposes the following house types and floor areas.

- 3 No 3 bedroom detached 2 storey dwellings – 142.4m2 each
- 2 No 4 bedroom detached 2 storey dwellings – 168m2 each
- 1 No 3 bedroom detached 2 storey dormer bungalow – 147.4m2

The maximum combined gross floorspace is therefore 910.6m2 which complies with the requirements set out in Condition 4 of the outline planning permission, namely "*The maximum combined gross floor space shall not exceed 1000m2.*"

Proposed Site Plan

14. The proposed site layout utilises a single vehicular access point taken from the head of Chestnut Terrace. The alignment and geometry follow that shown on the approved site layout submitted as part of the outline planning application. A hardstanding bin set down area is provided adjacent the boundary with Chestnut Terrace. Bin storage would be provided adjacent each garage with occupants leaving bins at the set down area on collection days. A paved footpath is provided leading to the set down area.

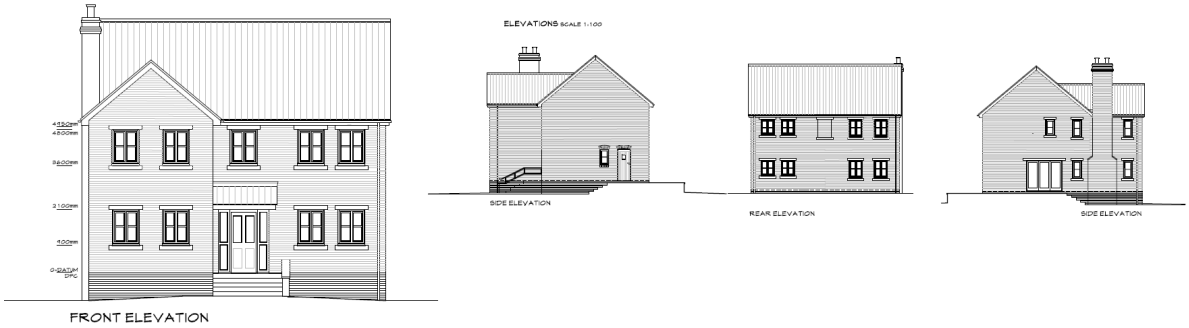
15. The estate road layout and general distribution of housing also follows the 1:500 scale site plan submitted as part of the approved outline scheme.

Scale

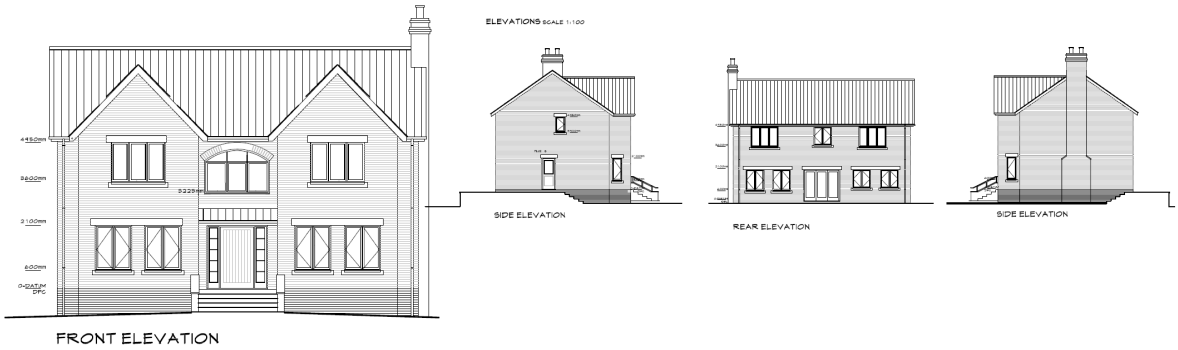
16. The Outline Planning application gross site area extends to a total of 0.59 hectares.

Appearance

17. The dwellings will be constructed from facing brickwork reflecting the red brick character of the original terrace housing on Chestnut Terrace. The detailed design of the 6 plots are designed to reflect the differing character of development along Chestnut Terrace. Brick detailing such as contrasting brickwork below damp proof course, arched soldier course lintels, stone cills and corbelled detailing to chimneys will add visual interest to the development.



3 Bedroom Detached Elevations



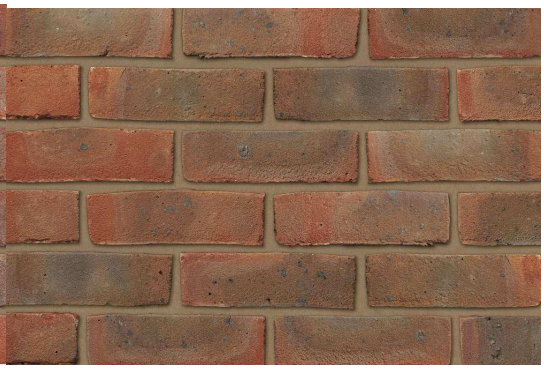
4 Bedroom Detached Elevations

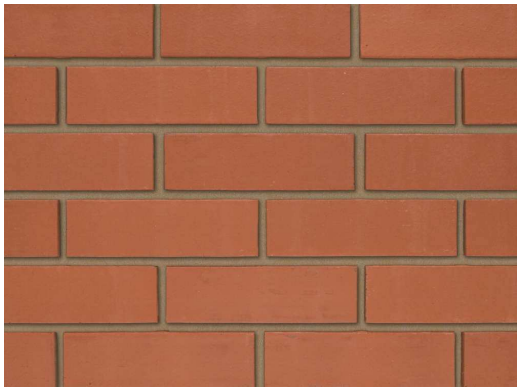
3 Bedroom Detached Dormer Bungalow

18. Materials for the development are proposed as follows:-

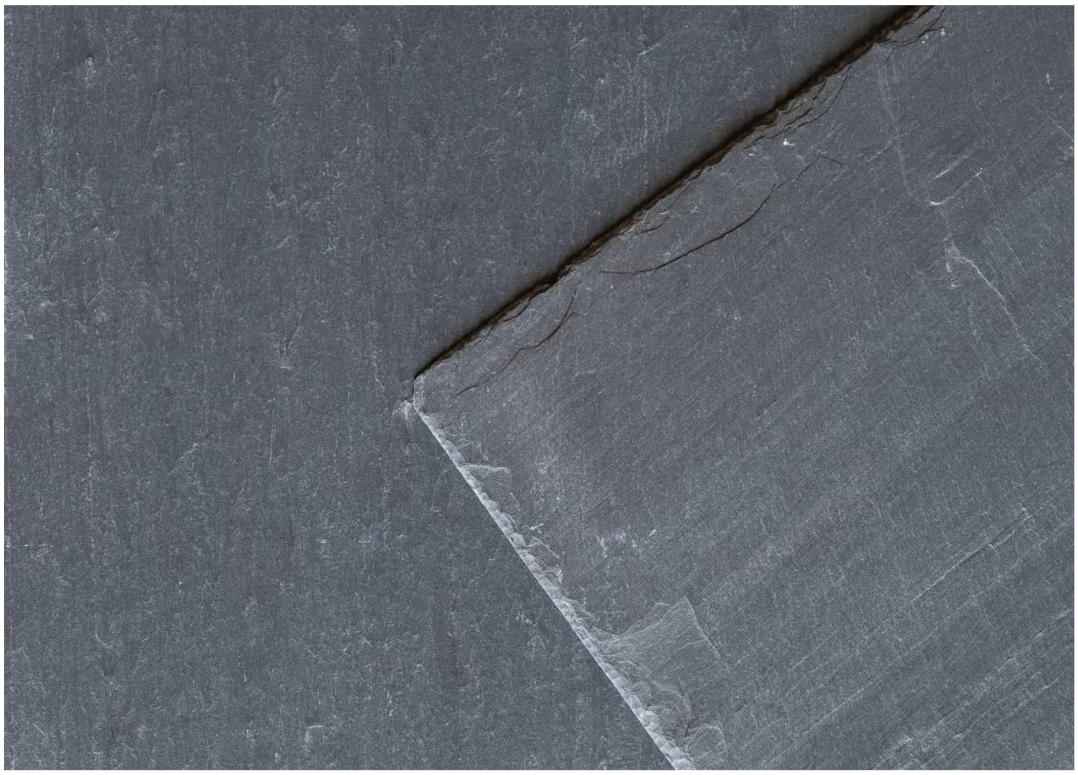
Plot No	Proposed Wall Finish	Proposed Roof Finish	Window Style
1 & 5	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Hamsey Mixed Stock	500x 250 Natural Slate	Flush casement
2 & 6	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Bexhill Red	500x 250 Natural Slate	Flush casement
3 & 4	Feature brickwork – Ibstock Ravenhead Red Smooth Main brick -Ibstock Bexhill Red	500x 250 Natural Slate	Flush casement

Hamsey Mixed Stock Brick


Bexhill Red



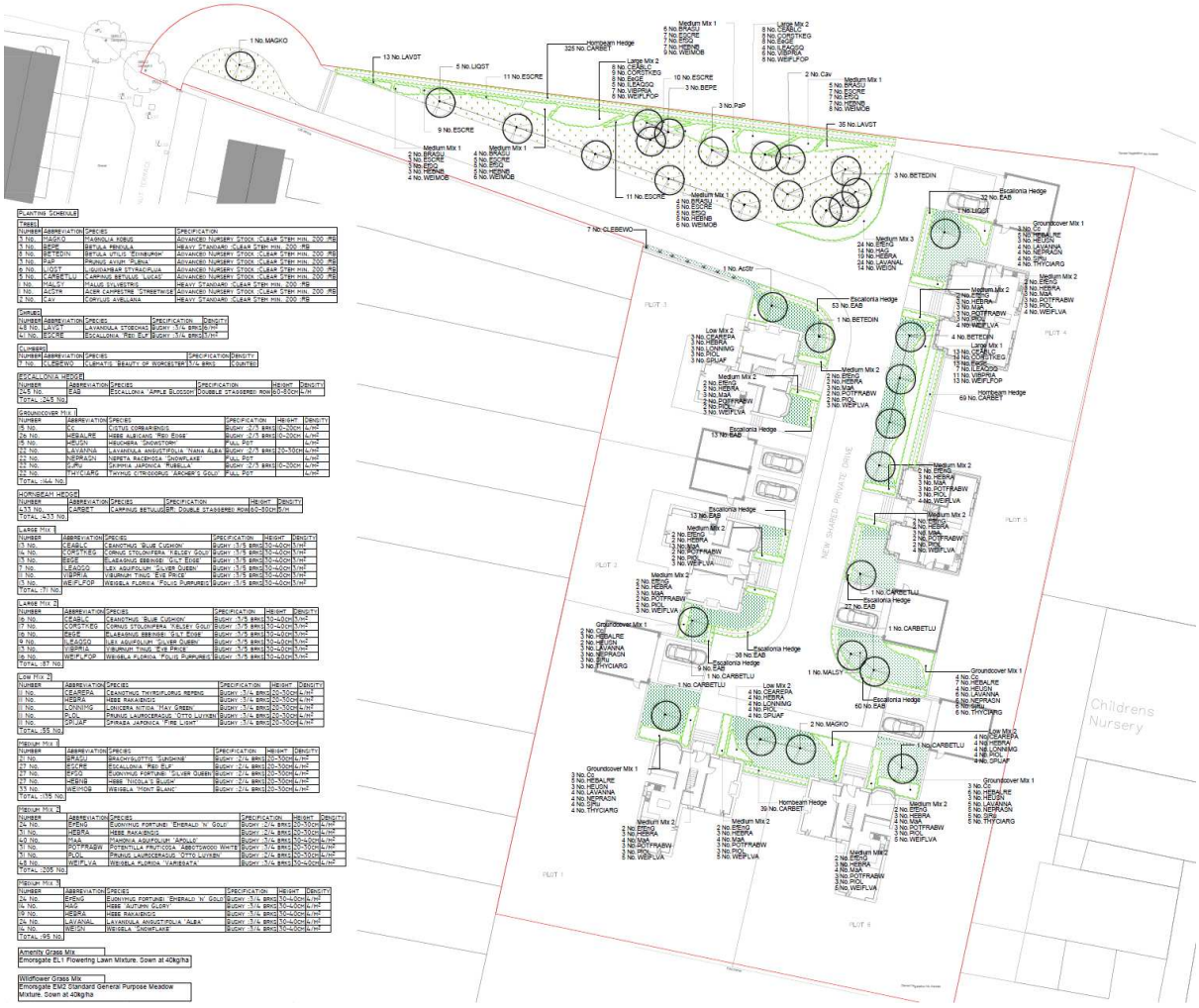
Ravenhead Red Smooth



500x250mm Spanish Levendale Blue / Black Slate

Landscape

19. A detailed landscape planting plan forms part of the application submission.



Proposed Planting Plan.

Access

20. The principle of the vehicular access was approved as part of the appeal decision.

Disabled Access

21. Finished floor levels are indicated on the proposed site plan and are set a minimum of 1m above existing ground levels. As such a stepped approach is provided to all front doors meeting the requirements as set within Approved Document M. This is a similar arrangement to the relatively newly built detached dwelling located on Withington Street.

22. Internally the dwellings would be designed to meet the provisions of Approved Document M, which includes toilet accommodation on the principle storey, minimum door widths and design matters previously associated with Lifetime Homes Standards.

Flood Risk

23. The requirements of condition 5 require that finished floor levels are set at a minimum of "*4.5m AOD , 1.0m above existing ground levels*." The lack of consistency with setting minimum floor areas between applications H18-1167-16, H18-1168-16 and refused application H18-0120- 19 should be noted. Approved application H18-167-16 requires that:-

- The development will be two storeys;
*- Finished floor levels will be set no lower than **4.5m** above Ordinance Datum (AOD), 1.0m above existing ground level*
- Flood resilience and resistance measures will be incorporated into the proposed development as stated in the FRA;
- Demountable defences will be installed to all ground floor door openings, to 600mm above finished floor levels.
- The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the local planning authority.

This contradicts the requirements set out in Condition 7 of the approved application for Withington Street (H18-1168-16) which states:-

- The development shall be two storey;
*- Finished floor levels shall be set at **4.9m** above Ordnance Datum (AOD), 1.0m above existing ground levels;*
- Flood resilience and resistance measures shall be incorporated into the development as stated in the FRA.

The consultation response received from the Environment Agency as part of the refused planning application H18-0120-19 confirmed the requirements across the site.

- Finished floor levels of the proposed development will be set no lower than 1.0m above existing ground levels as confirmed within the FRA.
- The development will be two storeys.
- Demountable defences/flood doors to be provided to a height of 600mm above finished floor levels to cover all ground floor doors.
- Flood resistance and resilient measures will be incorporated into the development.

Finished floor levels are indicated on the proposed site plan. The original planning submission set finished floor levels at a minimum of 1m above existing ground levels. Based on officer advice the revised scheme has now changed the arrangement of FFL's such that all levels are set at 4.50m AOD. Demountable defences / flood doors will be provided in accordance with Environment Agency requirements and flood resilient measured will be incorporated into the construction of the development.