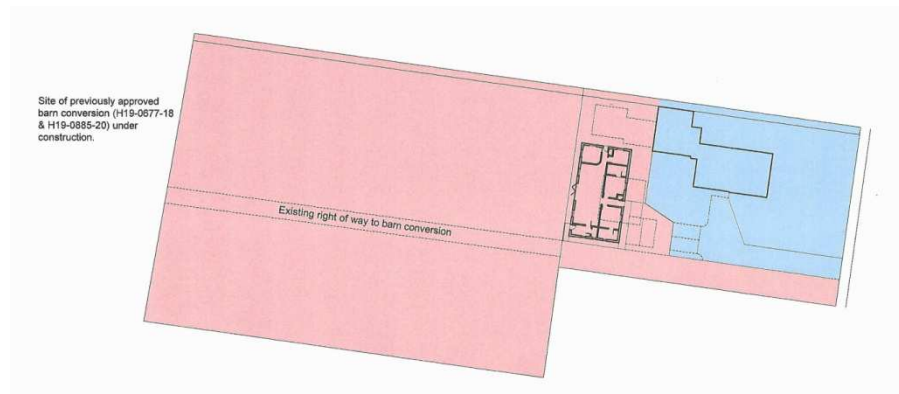


DESIGN & ACCESS STATEMENT

Client: Mr & Mrs S Durston
Project: 279 Broadgate, Sutton St Edmund, Lincolnshire
Ref: 032302
Document Ref: DAS01 (P1)
Date: 30.06.23

INTRODUCTION

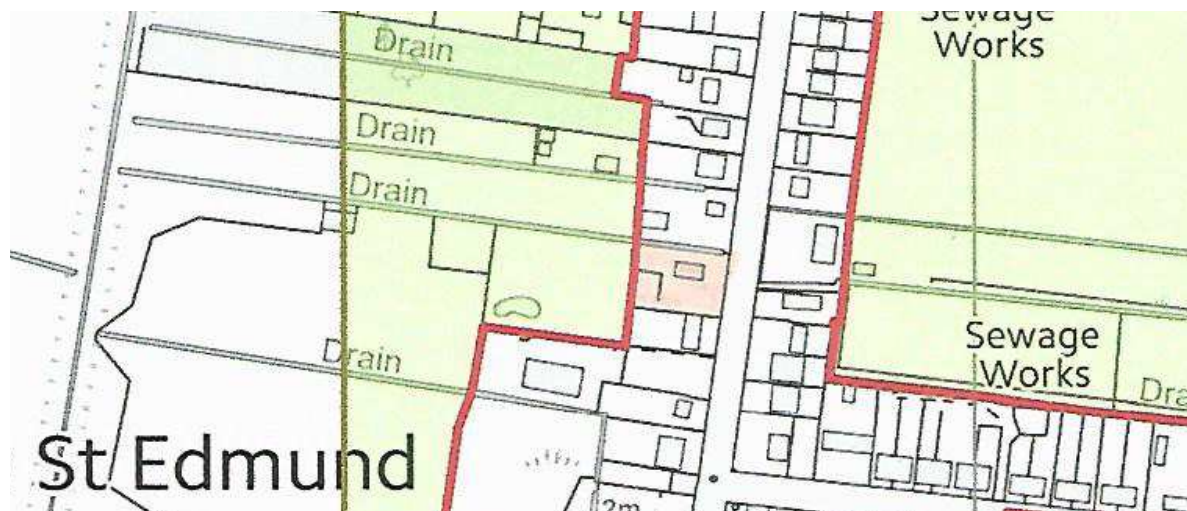
Mr & Mrs Durston currently live in no. 279 which is a 3 bedroom house. They have previously secured planning permission for a barn conversion (permissions H19-0677-18 & H19-0885-20) which they have sold along with some adjoining land. They are now looking to down-size to a 2 bedroom single storey property. This application, therefore, is for a 2 bedroom single storey dwelling. They will continue to retain the field to the west and utilise the existing vehicular driveway. The intention would then be to sell the 3 bedroom house (which would have its own independent driveway). The new vehicular/pedestrian access also forms part of this application.



Proposed dwelling and retained field (shaded pink). Existing dwelling no. 279 with proposed independent access (shaded blue)

PLANNING PRE-APP ADVICE

The South East Lincolnshire Local Plan 2011-36 identifies Sutton St Edmund as an 'Other Service Centre and Settlement' with a defined settlement boundary.



South East Lincolnshire Local Plan, Inset Map No.62 (extract) with no. 279 shaded pink



Overlay of SELLP boundary of development (red dashed line) onto O.S. location plan (area of no. 279 within boundary shaded pink)

The application site falls within the defined settlement boundary.

The agent undertook pre-app consultation with the planning department. The response was very positive and the planning officer (Catherine Sutton) was in agreement that the site does fall within the development boundary (see email response 01.06.23).

PRE-APP EMAIL RECEIVED 01.06.23

From: Sutton, Catherine <Catherine.Sutton@sholland.gov.uk>
To: a.wright369 <a.wright369@btinternet.com>
Date: Jun 1, 2023 10:22:27 AM
Subject: RE: FW: Pre-Application Advice - PE-00107-23 Andrew M Wright Ltd

Good morning Andrew,

After our conversation this morning confirming the measurements of the development the application site does appear to be within the settlement boundary.

Kind Regards

Catherine Sutton | Planning Officer | South Holland District Council

T: 01775 557014

E: Catherine.sutton@sholland.gov.uk

www.sholland.gov.uk | www.boston.gov.uk

www.e-lindsey.gov.uk | www.selcp.co.uk



Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00107-23 **Case Officer:** Catherine Sutton
Location: 279 Broadgate, Sutton St Edmund,
Proposal: Proposed new dwelling

Thank you for your enquiry regarding the proposed single storey dwelling located to the rear of 279 Broadgate in Sutton St Edmunds.

Relevant Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
10 Meeting Assessed Housing Requirements
11 Distribution of New Housing
17 Providing a Mix of Housing
28 The Natural Environment
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance
National Planning Policy Framework 2021

Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Planning Considerations

The Local Plan Strategic Priorities section sets out the need to deliver sustainable development that meets the social and economic needs of the area, whilst protecting and enhancing the environment; to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land to minimise the loss of high quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the Local Plan sets out the hierarchy for the location of residential development recognising that the countryside of South East Lincolnshire is a precious resource and that development should only be allowed, within the settlements or on sites allocated for development in the Local Plan, other than under exceptional circumstances. Accordingly, development will only be permitted in the countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

When assessing the proposed dwelling, part of the footprint of the dwelling is located outside of the settlement boundary. Therefore, the principle of development is not acceptable.

SELLP Policy 1 indicates that development in the countryside will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. No special circumstances have been submitted to justify development in this location and given that the Council can demonstrate a housing land supply far in excess of the 5-year threshold, there are no grounds on the basis of housing need to support development in this location.

Other Planning Considerations

↑ REFER TO EMAIL 01.06.23

Design – The visual appearance of existing dwellings in the vicinity is varied, therefore it is not considered that the proposed design would materially impact the character and appearance of the area.

Residential Amenity - The indicative plan shows satisfactory separation distances between the existing properties and the proposed new development generally. It is considered that the site could be developed without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overbearing effect, overshadowing, noise, and disturbance, etc.

Flooding- The site falls within Flood Zone 2 and 3 of the Environment Agency's Flood Maps. However, the Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) (SFRA) as a basis to apply the sequential test. In this respect, the site is within an area of no hazard and is therefore sequentially preferable in this regard.

Highways – Two spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4+ bedrooms should be provided within the curtilage. The floor plan submitted indicates 2 bedrooms and the proposed block plan highlights parking spaces for 2 parking spaces. Therefore, the proposal is acceptable in highway terms.

Taking the above into account it is felt that the proposal is contrary to Policy 1 and therefore, an application should be resisted.

REFER TO EMAIL 01.06.23

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557.

Yours Faithfully

Catherine Sutton

The outcome from the pre-app consultation was very positive in respect of key matters relating to:

- Development boundary
- Design
- Residential amenity
- Flooding
- Highways

USE

The proposed use is for 1 no. residential dwelling.

AMOUNT

The proposal is for 1 no. dwelling with 2 bedrooms (approx GIFA of 126.9 sq.m.). The application site area is approximately 0.06 ha.



Proposed site (existing outbuilding to be removed)



Proposed site (existing outbuildings to be removed)

LAYOUT

The dwelling is designed to enjoy the open views over the field to the west, so the main living spaces are positioned on the western side of the property.

The property is approached from the east and the main entrance [into the hallway] is immediately apparent upon entering the parking area.

Secondary spaces such as the bedrooms, en-suites and study are positioned on the eastern side of the dwelling.

There will be little noise from any passing vehicles, however, to further add to the peaceful ambience, the utility, WC, and an en-suite act as an acoustic buffer at the southern end.

There is a private garden area to the north which is screened by existing foliage of the neighbouring property to the north.

SCALE

The existing house (no.279) is two storey with single storey additions at the rear.



Front and side view of existing house (no. 279)



Rear view of existing house (no. 279)

The proposed new dwelling will be single storey which is considered appropriate for its context. This also minimises its impact on any neighbouring properties and avoids overlooking issues.

The building is a simple rectangular form with a single pitched roof. Its overall form will be reminiscent to that of a typical barn, common across South Holland.

APPEARANCE

The barn-like scale and form of the dwelling is further enhanced by its simple pallet of materials and detailing.

Materials will comprise brick walls (with brick detailing at the eaves and verge), tiled roof and windows/doors of upvc (composite doors).

There will be two rooflights, however, one is for naturally lighting the en-suite and the other is associated with the safe refuge area [part of loft] in the event of flood.

LANDSCAPING

The application site is currently mainly gravel. It is proposed to retain the gravel driveway and also retain gravel for the parking area. The remainder of the site will be lawned with paving flag paths where necessary.

Some of the existing hedge will be cut back to create the new vehicular access for the existing house (no. 279), however, the intention is to retain as much of the existing hedge as possible.

ACCESS

The proposed new dwelling will utilise the existing driveway which currently serves the existing house (no. 279) plus there is a right of way over this driveway for the owners of the barn conversion to the far west.

The traffic on this driveway will not be increased as a result of this new dwelling because it is proposed to provide a new independent drive to serve the existing house (no.279). So it will continue to serve only two properties.

Broadgate is a very quiet road and as such experiences light traffic. It is also totally straight and as such visibility is good in both directions. There is a 40mph speed limit in place.

The parking provision meets the SELLP 2011-2036, Appendix 6: Parking standards.

For the new vehicular access [serving the existing house] 2m x 2m pedestrian visibility splays are incorporated, offering pedestrian safety.

There is a pedestrian footpath adjacent the site linking the site to the rest of the village and local amenities.



View north along Broadgate from driveway location



View south along Broadgate from driveway location

FLOOD RISK

The flood risk engineer recommended the incorporation of a 'safe refuge' in the loft in the event of a flood. This includes a loft hatch with integral ladder, boarded area and openable rooflight / means of escape.

Reference should be made to the FRA included as part of this application.

CONCLUSION

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 62.

Pre-app consultation has been carried out and the response was very positive.