SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLING

AT

9 CHURCH LANE
TYDD ST MARY
PE13 5QJ

FOR

MR L CONNOLLY

Job No. SE-727

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Abstract
This design and access statement supports the Full Planning application for one dwelling located on land at 9 Church Lane, Tydd St Mary

Mr Connolly is 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. This design and access statement outlines the provisions made in the design of these new dwelling for inclusion and accessibility whilst achieving a high standard of design.

Introduction

This design and access statement supports the Full Planning application for a single dwelling located on land at 9 Church Lane, Tydd St Mary

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 Tydd St Mary, has also been considered.

Background

Pre-application discussions were carried out with the Local Planning Authority in early 2017. Officers considered that a dwelling on this site could be supported. It should take the form of a traditional cottage. Given the proximity of the site to the Conservation Area, it was recommended that a full planning application was made.

An application was subsequently made under reference H21-305-17, however it was refused on 25 May 2017 for the following reasons:

1. The site adjoins the Tydd St Mary Conservation Area and the southern boundary of the churchyard of the Church of St Mary. The latter is a fine Grade 1 listed building of outstanding architectural and historic interest in its national context. The application site forms part of the garden of no.9 Church Lane. Its open nature provides a butter between the development and the church and allows attractive views into the churchyard. This open setting also contributes towards the character/appearance of the Conservation Area.

   The application seeks permission to construct a detached 2 storey dwelling. Although the setting of the church has been eroded in the past by development the introduction of a new dwelling would have a cumulative impact and cause further erosion. The new dwelling would block views of the churchyard and remove the 'buffer' of the open space around the church, which would detract from the setting of the listed building and also Tydd St Mary Conservation Area. It would also increase the density of development, having a negative impact on the setting of both the Church of St Mary and the Conservation Area. It is considered in this case that the resultant harm is not outweighed by other public benefits, including the provision of additional housing within the district.

   The proposal is therefore contrary to Policy SG14 pf the South Holland Local Plan, 2006 and advice within Section 12 of the National Planning Policy Framework 2012. The former indicates that development should not have an adverse effect on the character and appearance of the locality. Paragraph 132 of the Framework indicates that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be lost through development within its setting. As heritage assets are irreplaceable, any harm should require clear and convincing justification.

2. An existing mature Horse Chestnut tree is situated within the churchyard close to the northern boundary of the site. It contributes towards the visual amenities of the locality and the setting of both the Church of St Mary (grade 1 listed) and Tydd St Mary Conservation Area. The development would, if permitted, compromise the continued

existence of the tree and prejudice its continued existence. The proposal is therefore contrary to Policy SG18 of the South Holland Local Plan, 2006, which indicates that proposals for new development should protect existing trees and other attractive landscape features

The proposal has since been redesigned to overcome the reasons for refusal.

Site description

The site is located within the established settlement of Tydd St Mary, on the eastern side of the Church Lane highway. The current use of the site is the extended garden and parking area serving the semi-detached 2-storey dwelling at 9 Church Lane. The layout and appearance of the site is very informal and it does not have a positive appearance within the street scene. There is harris fencing on the northern boundary, infront of the patchy landscaping and iron railings which define the boundary of the neighbouring church. The boundaries to the south and east are currently open and there are gates to the west which form the current access to the existing dwelling at 9 Church Lane. There is a mature Horse Chestnut tree within the neighbouring churchyard, close to the northern boundary of the site.

To the immediate north of the site is the Grade 1 listed building of the Church of St Mary. The common boundary with the church (northern boundary) also forms the boundary of the Tydd St Mary Conservation Area. In view of the sensitivity of the site in this historic setting, a separate Heritage Statement has been submitted to support the application.

Proposal

The application seeks full planning permission for the erection of a 2-storey 2-bed dwelling on land to the north of 9 Church Lane. The dwelling is modest in scale and has a traditional cottage-style appearance. The dwelling is positioned along the Church Lane frontage, in line with the existing dwellings to the south. Two parking spaces have been provided to the north of the dwelling, allowing for at least a 5m buffer between the built form and the curtilage of the neighbouring Grade 1 listed building. A generous garden area is provided to the rear of the site.

As a result of the subdivision of the plot, two parking spaces will remain to serve the existing dwelling and a substantial rear garden area will remain to serve the property. New access points to serve both existing and proposed properties will be created along the Church Lane frontage.

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.

National Planning Policy Framework (NPPF)

Paragraphs 7, 8, 14 and 17
Sections 6, 7, 10 and 12

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 elsewhere in Tydd St Mary, 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. Economic Role

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. Social Role

The proposal constitutes residential development and therefore helps 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. It is contended that the proposal will cause no harm to the adjoining designated heritage assets or the health of a mature tree. This will be discussed in greater detail later in this report and in the Heritage Statement which supports the application.

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 dwellings is not capable of significantly and demonstrably outweighing the considerable benefits gained of providing new housing.

Planning Statement

Planning permission for a single dwelling was refused on this site in May 2017 due to the impact on the setting of the neighbouring Church of St Mary (which is a Grade 1 listed building) and the Conservation Area, and due to the impact on the health of the nearby Horse Chestnut tree. For the development to be supported it should be demonstrated how revised proposal has overcome the reasons for refusal. Having considered the reasons for refusal and the associated Officer report, it is noted that the proposal was not refused in principle. On this basis it is assumed that the principle of developing this land for a dwelling is acceptable.

Refusal reason 1

This reason for refusal relates to the impact on the setting of the neighbouring Grade 1 listed building and the neighbouring Conservation Area and to the increased density of development having a negative impact on the setting of these heritage assets.

The proposal has now been revised so that the dwelling is considerably smaller in footprint than the previous refusal. It now has a footprint of 4.8m x 7.5m. It will be positioned approximately 5.5m away from the boundary shared with the neighbouring listed building and the Conservation Area. This distance will allow for a visual buffer between the heritage assets and the proposal thereby having little, if any, impact on the setting of these assets. Whilst the proposal will increase the density of housing in this area, it will allow the Local Planning Authority to exercise control over the site thereby controlling development which may impact on the setting of the listed building and Conservation Area. At present, occupiers of the

existing dwelling are able to exercise their permitted development rights which include the erection of free standing structures under Class E of the General Permitted Development Order. The result of which could be more cluttered or dense in appearance than the current proposal.

The changes to the development are such that refusal reason 1 has been overcome.

Refusal reason 2

Due to the reduced scale of the dwelling and its repositioning to the south west of the site, the dwelling is now located clear of the tree canopy and root protection areas of the mature Horse Chestnut tree which is positioned to the north of the site. There are no proposed areas of hardstanding or other surfacing materials within the root protection area of the tree.

Since the development is positioned clear of the protection areas surrounding the tree, its health is no longer compromised. Refusal reason 2 has therefore been overcome.

4. Design

a. Use & Amount

The current use of the site is the extended garden and parking area serving the semi-detached 2-storey dwelling at 9 Church Lane, Tydd St Mary.

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

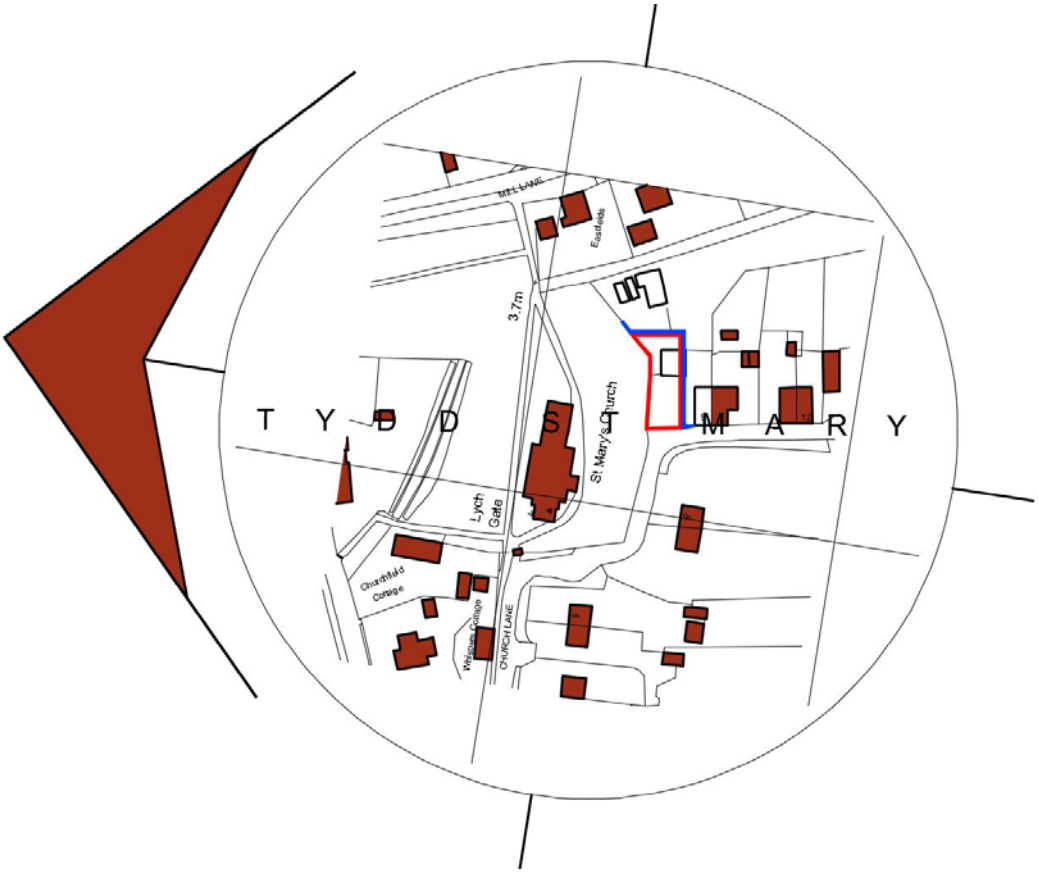


Figure 1: Location Plan

b. Layout

Careful consideration has been given to the constraints of the site, namely the proximity to the Grade 1 listed building of the Church of St Mary, the Tydd St Mary Conservation Area, and the mature Horse Chestnut tree to the north of the site.

The dwelling has been reduced in scale and positioned to the south west of the site in order that the visual buffer between the heritage assets and the new development is retained. Two parking spaces have been provided for both existing and proposed dwellings and ample private amenity space is available to serve each property.



Figure 2: Site Plan

c. Scale

The proposal is a modest sized dwelling which is characteristic of the surrounding area. The footprint of the proposal is similar to the original footprint of the host dwelling which is located to the south of the site. The window and door proportions are appropriate to the scale of the dwelling, resulting in a cottage style appearance which is not bland or bulky.

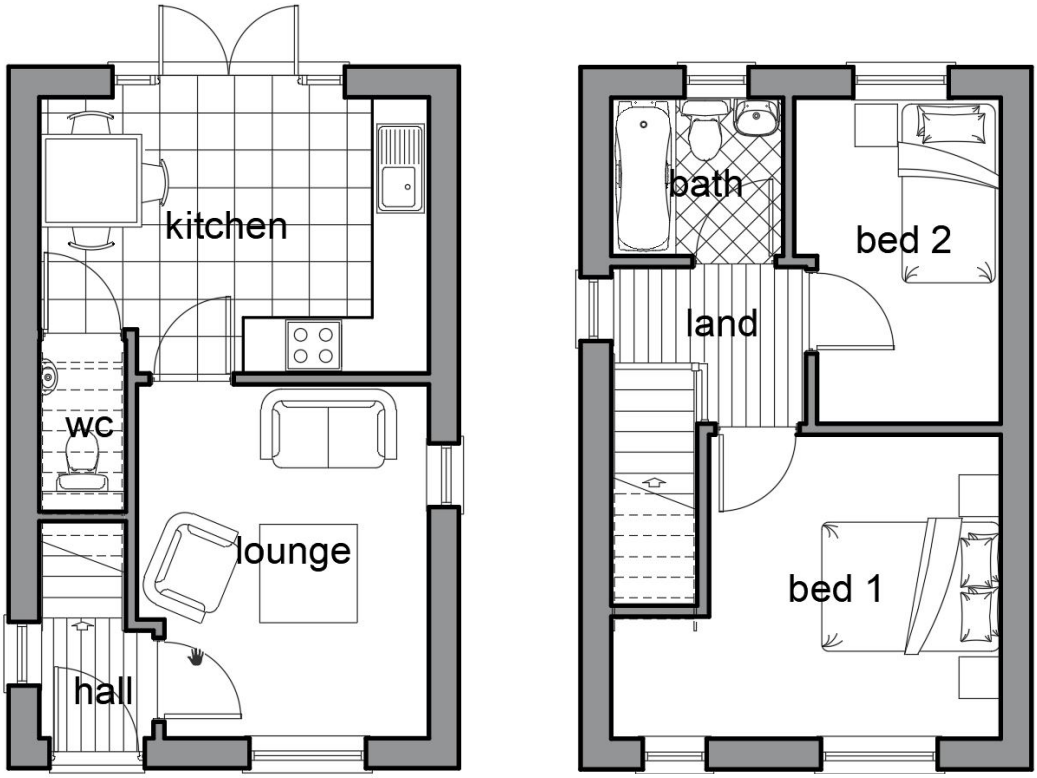


Figure 3 and 4: Proposed Floor Plans

d. Landscaping

The proposal will enhance the character and appearance of the Conservation Area and the setting of the neighbouring listed building by removing the unsightly harris fencing and increasing the landscaping on the northern boundary. The northern boundary will, as a result, appear more appropriate to the setting of the designated heritage assets and the area as a whole will have a higher quality appearance.

The rear garden area will be laid to grass and additional tree planting is proposed to the rear of the site. The development will therefore have a softer appearance, which is to the benefit of the setting of the listed building when experiencing the church from within its setting.



Figer 5: View from Church Lane (west)



Figure 6: Entrance to the Site



Figure 7: View of the existing dwelling



Figure 8: View from site towards entrance

e. Appearance

Taking note of the neighbouring historic environment, the proposal has been designed to have the appearance of a traditional cottage. It is of a similar scale to the original part of neighbouring host property and the materials can be conditioned to be appropriate to the character of the area.

It is intended that all services entering and exiting the building will be designed so they do not appear on the front elevation of the building and are as un-obstructive as possible.



Figure 9: Proposed Elevations

f. 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.

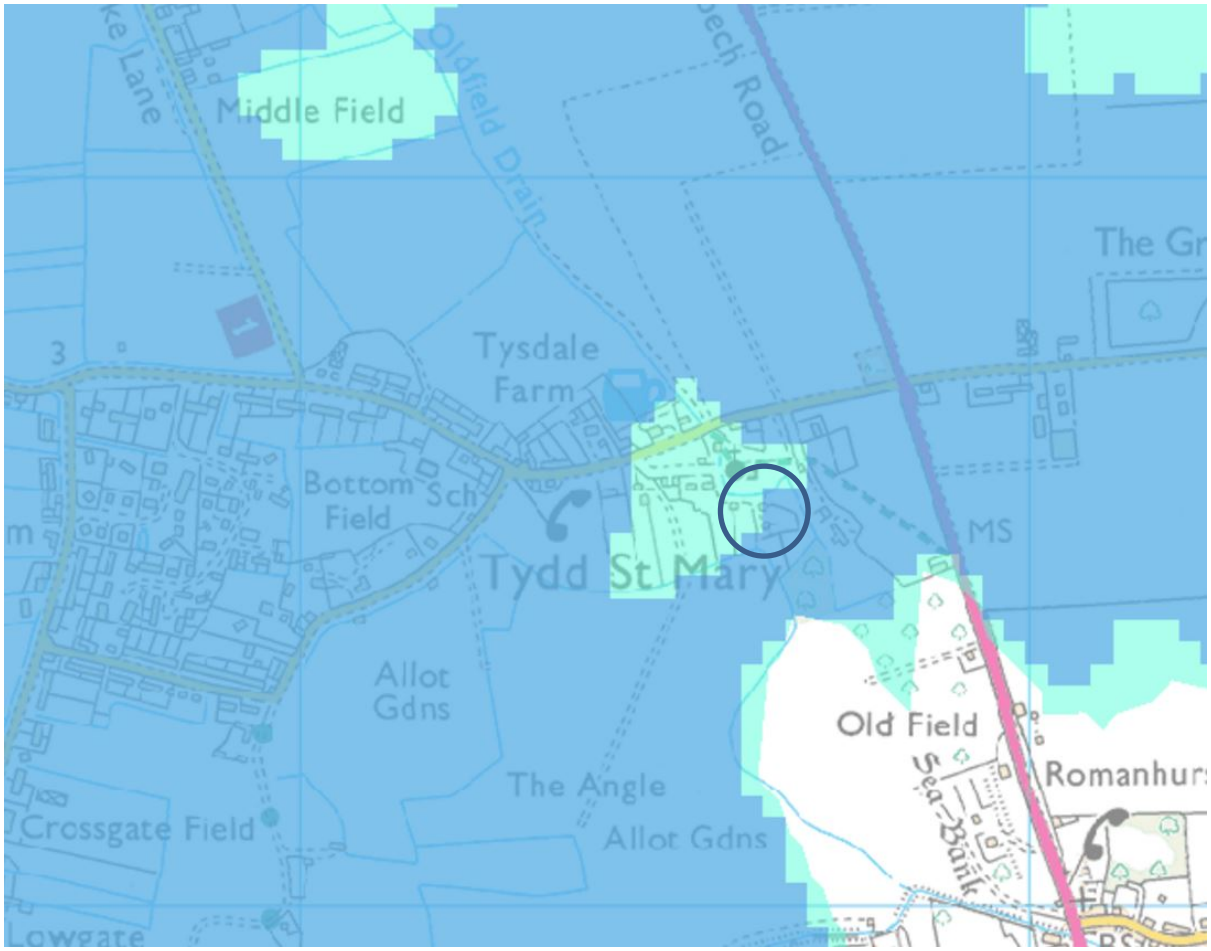


Figure 10: Environment Agency Flood Map

g. Security

The proposed dwelling is to have an approved intruder alarm fitted, along with approved locks to windows and doors. The gates to the rear gardens are to be lockable.

Security lighting is to be provided to the dwelling over the rear garden and parking area, which will be dusk to dawn sensor controlled intruder lighting in line with Secured by design New Homes 2016 guidance.

h. Environmental Consideration

A new energy efficient heating system is to be installed in the dwelling and consideration will be given to the installation of PV Panels.

The dwelling is close to the main bus route through the village, which has links to other major towns, cities and surrounding villages.

An area is provided to the side of the dwelling for the bins required for recycling by the local authority and their roadside collections.

The proposed dwelling will benefit from mains water, gas, foul sewage, telephone and mains electricity.

The water usage of the dwelling will be at least in line with Part G of the building regulations.

Access

i. Vehicular and Transport Links

The site benefits being in close proximity to major transport facilities.

Nearby bus stops provide a bus service to neighbouring towns and villages.

In addition 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 walking distance from the proposed site of development:

- Local shops/general stores
- Primary Schools
- Public Houses
- Playing Fields
- Church

j. Site Access

The existing site access will be altered and utilised to gain access to the new and existing dwellings for vehicles and pedestrians. Motor cars will have easy access to the front door of the properties. Upon alighting a parked vehicle a hard surfaced area will lead the occupant or visitor directly to the front doors. The main entrances are visible from the driveway and parking spaces.

k. Inclusive Access

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door with a level access threshold will allow access to the ground floor of 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.

l. Fire Appliance Turning

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