

DESIGN & ACCESS STATEMENT

**Outline Planning Application for
Residential Development
1 Dwelling**

**At
Land to the Rear of
Sycamores Main Road Tydd Gote PE13 5QG**



CONTENTS

1. INTRODUCTION

2. THE PROPOSAL

3. THE SITE AND LOCATION

4. PLANNING POLICY

5. MATERIAL CONSIDERATIONS

6. CONCLUSION

1. INTRODUCTION

This outline application is submitted by Mr and Mrs Thorpe for one residential dwelling on land to the rear of their dwelling known as Sycamores on Main Road Tydd Gote. Pre-application advice was sought for this application last year.

2. THE PROPOSAL

The planning application seeks to obtain outline planning permission for a residential housing scheme;

- 1 no. 4-bedroom 2 storey detached dwelling.

A site location plan has been submitted alongside this application along with indicative plans and elevations.

3. THE SITE AND LOCATION

- 3.1.1 The proposal site is within the settlement boundary for Tydd Gote, and is located outside of the village's Conservation Area (TGCA). It can be considered to be in close proximity to the TGCA, however, due to the location of the plot behind the dwelling is unlikely to present any negative effects on both the views into and out of the Conservation Area.
- 3.2 The curtilage of the property is large and borders another, large-curtilage property to the South and open countryside to the East and North. In terms of the host dwelling itself, it is a traditional style and construction for this area is largely Cream/White rendered.



- 3.3 The site forms part of the rear garden of the host dwelling and is a comparatively large area of land, which, even with its development as a separate plot, leaves an adequate amount of amenity land to accompany the original dwelling.
- 3.4 In addition to its generous size the site is generally level in nature and poses no physical restrictions to development with all services in the form of mains water, electricity, gas and drainage available on and near the site.
- 3.4 The site is within the applicant's ownership and is immediately deliverable. There is an eclectic mix of dwellings in this part of the settlement, in terms of age, spacing, building line and design/appearance. There are examples of some backland development and although pre-application advice did indicate that these may have been permitted in the absence of a 5 year housing land supply, this principle of this kind of development has been deemed appropriate and there is physical evidence of this which influences an existing pattern of development in this area. This means that, if permitted, this proposal would not be out of character or at odds with the general vista of the area.
- 3.5 The proposed development is inside Tydd Gote Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 (Spatial Strategy) of the Local Plan indicates that within Other Service Centres, including Tydd Gote, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities.
- 3.6 The Site sits within Flood zone 1 meaning that it is at the lowest risk of flooding. Much of the surrounding area and indeed much of South Holland in general is of a higher flood risk, therefore the site is sequentially preferable in flood risk terms.

3.7 Site location



Figure 1. Photo of the proposed access to the site and proposed rear of the dwelling.



Figure 2. Photo of the rear plot, showing the flat nature of the land and the extent of currently unused land which would be better utilised for development.



Figure 3. Photo of the old garage structure which would be demolished as part of the proposal .

4 PLANNING POLICY

National planning guidance and Local planning policy dictates the principle of development and the features of the dwelling houses proposed and associated works on the site.

National Planning Policy Framework 2019

6.1. The newly revised National Planning Policy Framework (“the NPPF”) is the foremost guidance for Local Planning Authorities.

6.2. The revised NPPF establishes the development plan as the starting point for the making of decisions, further, planning applications should be determined in accordance with the development plans unless material considerations indicate otherwise.

6.3. Paragraph 2 of the NPPF states that the National Planning Policy Framework is a material consideration when LPA’s make planning decisions. Therefore, all planning decisions should have due regard to the NPPF and the relevant sections.

6.4. The South East Lincolnshire Local Plan - Adopted: March 2019

The most relevant policies are considered to be :

01 Spatial Strategy
02 Development Management
03 Design of New Development
11 Distribution of New Housing
28 The Natural Environment
30 Pollution
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

5 MATERIAL CONSIDERATIONS

Principle of development

5.1 The site utilises an under used section of rear garden land within the built form of the village.

5.2 The proposed development is inside Tydd Gote Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 (Spatial Strategy) of the Local Plan indicates that within Other Service Centres, including Tydd Gote, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to allocated and committed sites and infill.

5.3 Although development would normally be limited to allocated and committed sites and infill, this does not completely preclude the development of appropriate backland plots. Each planning application shall be assessed on its own merits.

5.4 It is fully acknowledged that this is not an allocated site and is not the traditional road side infill plot, however it is a dwelling which consists of a very large rear garden which would accommodate a new dwelling with very limited harm. Although backland development is not specifically supported in the policy, the very wording allows the case officer to make a measured planning balance on each application before them. Historically backland development has been permitted in this village and examples of it can be seen, specifically the most recent was seen on Station Road in 2016. The examples of backland add to the very eclectic mix of dwellings in this area and would not be visually intrusive in the street scene at all.

5.5 The Council is respectfully asked to consider that the principle of development for this residential dwelling on the lack of actual harm and for the benefits as detailed below:

5.6 Design and layout

The proposal is being submitted to the Local Authority in its outline form, therefore the design and further details would be provided through a reserved matters application. However, indicative plans have been submitted in order to provide a visual of the style and massing of a potential dwellings which would be designed with careful consideration to suit the character and setting of the surrounding area.

5.7 Ecology and Landscaping

Local Planning policy supports the protection of the natural environment and The Framework at paragraph 8 (in part) as well as paragraph 174 outlines bio-diversity principles. As this application is in its outline form, these details would be investigated at a later stage, however, any development would include a biodiversity scheme including bat roosting features and hedgehog provision.

The site is largely under used rear garden land, there are no trees of an notable quality and the boundary screening will be retained so as to provide a natural backdrop and to provide a natural border to the development.

5.8 Highway Safety

The proposed residential scheme will include access directly off the main serving highway and parking spaces will be provided at the appropriate level for the dwelling with generous space available for manoeuvring vehicles within the site.

The access has excellent visibility and is accessible by any choice of transport mode and is well connected with existing highway infrastructure and local public transport services. The proposal therefore satisfactorily complies with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan in terms of highway safety/parking requirements.

5.9 Amenity

The curtilage of the property is large and borders another, large-curtilage property to the South and open countryside to the East and North and to the West is A1101 Main Road. There are no nearby neighbours to speak off and the nearest neighbour is well screened by established natural screening. On this basis there shall be no issues in terms

of overlooking and privacy and the amenity of the host dwelling can be adequately preserved through a detailed boundary treatment which can be imposed by way of condition. The principle of development on this site will not cause any unacceptable loss of amenity on neighbouring land and the host dwelling retains a generous amount of its own garden land.

The built form proposed on this plot does not sit immediately adjacent to any other dwellings and with regard to the rear amenity garden space of the neighbour, conditions regarding landscaping are adequate in preserving the amenity standards of the neighbour.

It is therefore considered that the proposal through its lack of any obvious harm and the benefit of an additional dwelling is supported by The Framework and in terms of Local Plan Policy which does not preclude backland development, provides a dwelling with no harm on amenity, highways or the historic environment.

6. CONCLUSIONS

The benefits of providing one dwelling in this sustainable location is on balance considered to be acceptable in planning terms and adheres to local and national policy objectives due to the benefits and lack of any harm.