

PROPOSED ALTERATIONS AND EXTENSION

AT

WESTON VILLAGE SHOP AND ADJOINING DWELLING

1 SMALL DRIVE

WESTON

FOR

MR V ODEORA AND MRS B KHUNTI

DESIGN AND ACCESS STATEMENT

APRIL 2020

- 1 THE APPLICANTS ARE THE OWNERS AND OPERATORS OF WESTON VILLAGE SHOP AND POST OFFICE AND LIVE IN THE ADJOINING DWELLING
- 2 WESTON IS A GROWING VILLAGE AND CLASSED AS A MINOR SERVICE CENTRE IN THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036. SITES ALLOCATED FOR RESIDENTIAL DEVELOPMENT WSNO03, 022 AND 029 ALLOW FOR AN ADDITIONAL 252 DWELLINGS IN THE VILLAGE PLUS THERE IS A RESERVED SITE WSNO36 FOR DEVELOPMENT
- 3 IT IS OBVIOUSLY MORE SUSTAINABLE FOR PEOPLE TO WALK (CYCLE TO SHOP LOCALLY THAN USE MOTORISED TRANSPORT AND SHOP ELSEWHERE. THE GROWING VILLAGE POPULATION MEANS IT BECOMES MORE ECONOMICALLY VIABLE TO STOCK A WIDER RANGE OF DAY TO DAY GOODS TO SELL WHICH IN TURN REQUIRES A LARGER RETAIL FLOOR AREA, HENCE THIS PLANNING APPLICATION
- 4 THIS INCREASE IN RETAIL FLOOR AREA IS TO BE PROVIDED IN A LOW IMPACT DEVELOPMENT BY
- EXTEND THE SHOP AT THE REAR AND CONTINUE THE PROFILE OF THE EXISTING FLAT ROOF
 - INCORPORATE EXISTING DOMESTIC LOUNGE INTO THE RETAIL SHOP AREA
 - EXTEND EXISTING DOMESTIC SHED TO FORM NEW DOMESTIC LOUNGE WITH INFILL BETWEEN GARAGE AND HOME ENTRANCE AND UNDER EXISTING ROOF
 - MATERIALS FOR THE NEW BUILDING WORKS TO MATCH EXISTING
 - ACCESS INTO THE SHOP TO BE RELOCATED TO THE NORTH ELEVATION IE OFF HIGH ROAD
- 5 ALTHOUGH THERE IS A NEARBY HERITAGE ASSET IE THE CHURCH ON THE OPPOSITE SIDE OF HIGH ROAD THE DESIGN OF THE PROPOSED WORKS WILL NOT MATERIALLY IMPACT UPON THE CHURCH AND AS SUCH AN HERITAGE STATEMENT IS NOT REQUIRED
- 6 FLOOD RISK - ACCORDING TO THE SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAPPING 2015 REV 2 FEB 2017 THE SITE IS NOT AT RISK FROM FLOODING AND AS STORM WATER WILL DISCHARGE TO ON SITE SOAKAWAY THERE WILL BE NO INCREASED FLOOD RISK ELSEWHERE.
- 7 CONSULTATIONS
- HIGHWAYS - CONTACT MADE WITH IAN SHARP AT HIGHWAYS RE PARKING PROVISIONS AND HIS VIEW IS THAT ALTHOUGH WE ARE INCREASING THE RETAIL FLOOR AREA AS LONG AS WE DO NOT REDUCE THE EXISTING PARKING PROVISION HIGHWAYS WILL NOT BE LOOKING FOR ANY ADDITIONAL PARKING
 - PLANNING - P/A APPLICATION FORWARDED TO PLANNING DEPARTMENT 2-12-2021 WITH POSITIVE REPLY DATED 2-2-2022 REF PE-00489-21 COPY OF THIS REPLY ATTACHED. P/A APPLICATION ENQUIRY DID NOT INCLUDE RELOCATION OF SHOP ACCESS
- 8 PLANNING POLICY - POLICIES 26 AND 27 IN THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN DOES ALLOW FOR THE DEVELOPMENT OF NEW AND EXTENSION OF EXISTING VILLAGE LOCAL SHOPS WHICH CATER FOR THE DAY TO DAY NEEDS OF NEARBY RESIDENTS AND ALTHOUGH THE PROPOSAL WILL SLIGHTLY EXCEED THE 100 m² NET FLOOR SPACE IT IS WELL BELOW THE 500 m² THAT COULD BE PERMITTED. NOTE THAT THE VILLAGE SHOP ALSO INCORPORATES A POST OFFICE