

Date: 22/12/16
Ref:J069-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED HOUSE AND GARAGE
adj
25 SMALL DROVE
WESTON LINCS

FOR

MR & MRS J STAMP

Introduction and the site: -
The clients approached me to investigate the possibility of providing a residential property on the plot as shown in the accompanying drawings. The plot is situated adjacent 25 Small Drove which is owned and lived in by the father of Mr Stamp. Mr Stamp (junior the applicant) did ask advice from the Local Authority regarding this application, however I will disregard for this application due to not recognising 25 Small Drove as existing backland development (I do however include at the rear of this report for reference).

Mr Stamp (senior) built this property himself over 40 years ago and his children grew up here. The parcel of land has grown through the years where pieces of land have become available of which Mr Stamp (senior) has purchased. The area of land Mr Stamp (senior) will give up to his son is well landscaped already all of which Mr Stamp (senior) planted many years ago and is very mature.

The proposal is for a good size family home as Mr & Mrs Stamp (junior) themselves have 2 children. As can be seen from the drawings there is good separation from other properties with a good portion of the building being hidden from High Road due to the already mature landscaping. There is a dormer window from the proposal that looks in the direction of the rear of the properties to Small Drove but with the aid of additional tree landscaping this should be eliminated. The design uses a blend of materials including Cedar Boarding to the top section of the property so any views through trees old or new will see a timber finish that will complement the soft nature of that view.

We have created separation between the existing Bungalow and proposal by rearranging the drive. A shared drive extends from the long run and turns tightly to hug the boundary and leads to the proposal through a gated wall and off this you gain entrance into the existing Bungalow forecourt which has also been reshaped and simplified. The existing carport remains for the Bungalow.

We feel that this will be a positive contribution to the community and aid the economy of Weston.

Use: -
The proposal is to create a good size house with garage on a good sized plot for domestic use.

Amount: -
The creation of 1 good size property for domestic use.

Layout: -
The layout of the site is better explained by the drawings. The property benefits from good space all around the proposal.

Scale: -
The scale of the building is reflective of other buildings locally found. Dimensions shown on the drawings.

Landscaping: -
See the latest drawings for the landscaping of the site. This site already benefits from existing mature landscaping with new landscaping added for additional screening to existing properties.

Appearance: -
The appearance of this building is to help blend with the existing mature landscaping by using calm and soft textures as well as some traditional. It is not intended for this to be invisible but create a sense of place.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

Weston is a main town/village in the heart of South Holland District Councils district. Weston is mainly made

up of housing with a shop at the top of Small Drove (3 minute walk), but does boast Baytree Nurseries being part of Weston and that is situated at the other end of Weston (15 to 20 minute walk). There are good bus connections on a regular basis to both Kings Lynn and Spalding that have train connections to other parts of the country.

Sustainable Design: -

The building will be built to all latest standards and in addition rainwater harvesting and solar power will be investigated for inclusion to the design.

Flood Risk Assessment: -

As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 1 and therefore there is no need for a Flood Risk Assessment. However the property will be raised so that the finished floor level is 300mm generally above ground level (reasonably level site). The property will also be constructed in conjunction with Flood Resilient Construction to further safeguard the property.

Ecology: -

No ecology report has been provided, however Mr Stamp (senior) can report due to his experience that he has no nesting owls on site. Obviously there are several Bird species that take advantage of the mature nature of the site, however there should hopefully be no major disturbance to their pattern of life from this proposal.

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James Stamp
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6th September 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00719-16 **Case Officer:** Tracey Meachen
Location: Land Off: 25 Small Drove Weston Spalding
Proposal: Proposed residential dwelling

I am writing regarding your enquiry relating to a proposed residential dwelling to the rear of 25 Small Drove, Weston.

Planning Policy HS6 - New housing in group centres, permits residential development so long as it is within the defined settlement limit, is on brownfield land, and is infilling or represents the replacement of an existing dwelling within the same site.

The proposed dwelling would not be classed as infilling development, and neither does it follow the established pattern of development along this part of Small Drove, being set much further back from the road and behind an existing dwelling. At the moment, the character of this part of Small Drove is for long gardens which provide open space along the rear of properties. Properties tend to be well spaced with a fairly consistent building line. There is no backland development at the moment within this part of Weston. It is therefore considered that the proposal would be considered incompatible with the existing character of its surroundings.

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.

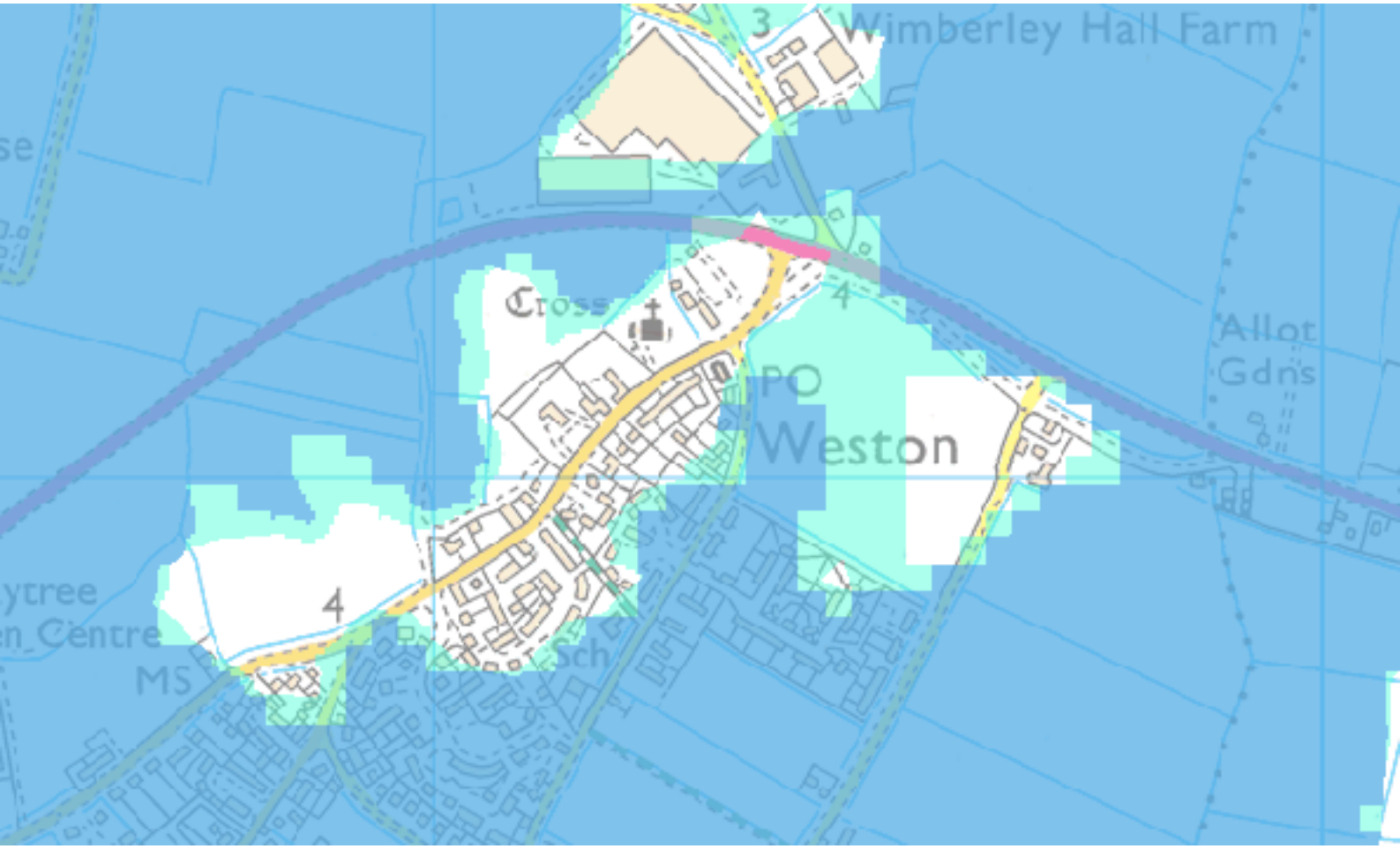
BUILDING REGULATIONS

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



Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk



ENVIRONMENT AGENCY MAP