Architectural Consultant

Design & Access Statement

Outline Application for 1 New Dwelling:

Land adj. 26 Victoria Cottage,

Stockwell Gate North

Whaplode,

Spalding,

PE12 6WH



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of an Outline Planning application for the development of the site adj. to Victoria Cottage, Stockwell Gate North, Whaplode. Currently the site is a large area of garden space laid to lawn with some low level planting and trees/bushes, under the control of the applicant. This Outline application is for 1 new build dwelling, as outlined in this document and on the accompanying plan.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to see the site developed in order to create a new family home in this idyllic countryside setting.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0416-23-01A Outline Proposal

1.3 Planning History

The site has had a previous submission of an Outline Planning application for a new dwelling which was refused at Local Authority level and the decision was upheld at appeal. However, the appeal inspector gave some recommendations in their decision which suggested it may be that the site would be suitable if some amendments were made to the proposal.

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2. Site and Surrounding Context

2.1 The Site Location

The site is located off Stockwell Gate North in Whaplode, a short walk from the village centre just a few hundred metres away. Whaplode lies approximately 6 miles to the east of the town of Spalding and is easily accessible by car or by public transport. Further afield are the city of Peterborough and the town of Boston, both accessible by car in approximately 30 minutes. Whaplode is a large village and sustainable in its own right, it has a number of dwellings and other services including a pub, a village hall, multiple shops and restaurants and a Primary School and pre-school.

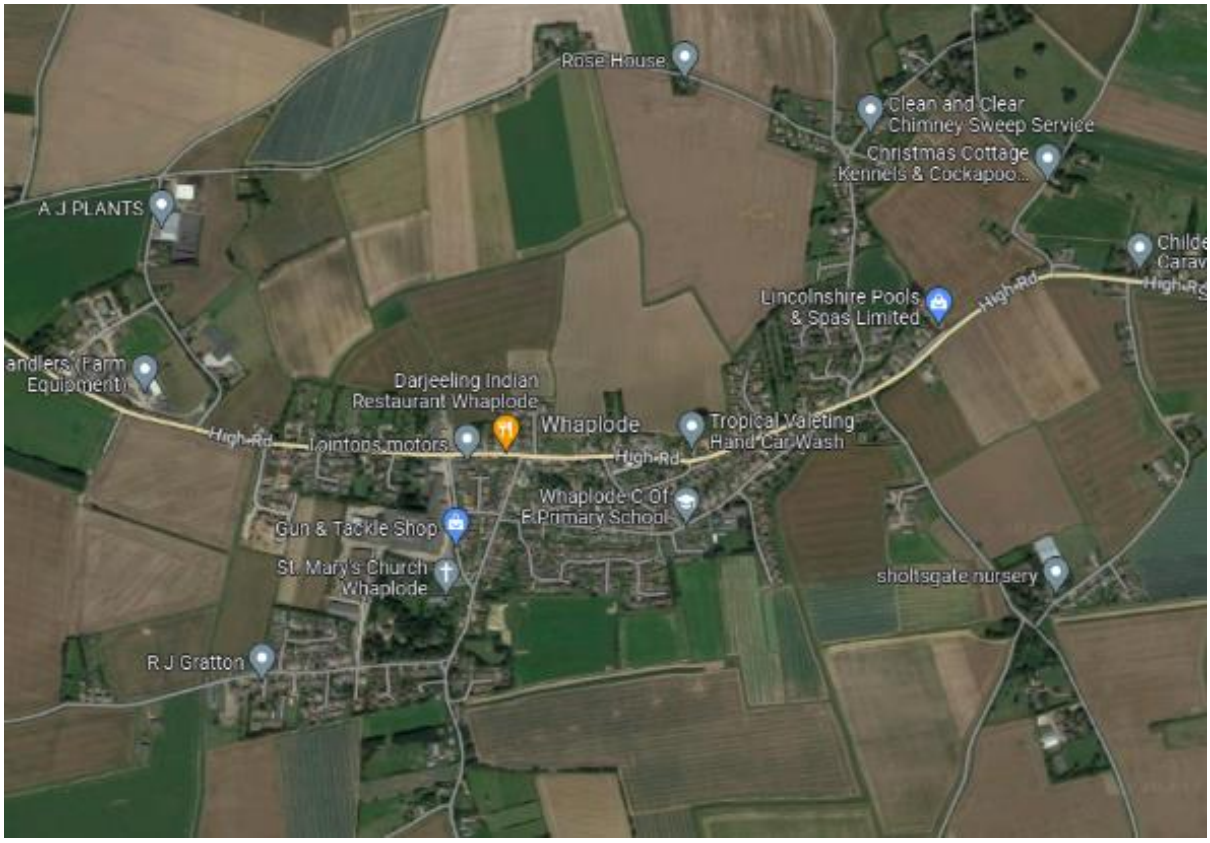
As mentioned previously, the site is currently an area of residential garden. The proposal site has the benefit of good visibility in both directions along the highway from the point where the new access is proposed. The highway is within the 30mph zone which means that vehicles should be moving at relatively low speeds as they pass the site. Overall, the site is approximately 585m^2 in size, and is generally flat across its area, as is to be expected in this location. The site is surrounded by agricultural land and other residential properties and is close to what would be considered as the boundary of the developed area of the village.

2.2 Local Amenities

Whaplode is considered a 'Minor Service Centre' in the Southeast Lincolnshire Local Plan and certainly suits its categorisation, there are suitable local amenities, as mentioned earlier, that can serve residents suitably and a regular bus link puts the village in easy travel distance of Spalding and beyond. The city of Peterborough is only a short drive away which gives regular rail links across the Country and can be reached in approximately 30 minutes. The area generally is predominantly associated with agriculture, as is often the case in this area of the County. The site itself falls within the development boundary of the Local Plan and therefore passes as a suitable development location to support the growth of the village.

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Within the village of Whaplode there are 3 listed buildings or structures, the nearest of which being the Grade II listed 'Whaplode House'. However, these are all quite some distance from our site and therefore no justification upon the impact of these should be required.



Overview of the village of Whaplode with the site to the north east edge

3. Proposal

3.1 Proposed Development

The proposal comprises the development of one new dwelling, on land which is currently residential garden. Although this application is in outline form only it is apparent that the site would comfortably suit a 3/4 bedroom bungalow with ample amenity space, as demonstrated on the accompanying indicative site layout plan.

The site will have a new dedicated access on to the highway in the position shown on the accompanying plan but, as previously mentioned, the

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highway is of a low speed and there is good visibility along its length in both directions so it is unlikely that there would be any concerns with a new access on to the highway.

3.2 Site Layout

Although the detail of the site layout will be agreed under a Reserved Matters application it is very apparent that any development on the site should be set to the north of the site to make the most of the wider area here. This then also gives ample space to the front of the proposal for a drive/car parking and garaging. Likewise to the side/rear, this would leave sufficient space for a large family garden.

The propose dwelling would naturally be orientated facing the highway as this will then match the majority of other dwellings along Stockwell Gate and Stockwell Gate North. The garden space to the side/rear would allow some privacy and any terracing would enjoy the sun throughout the day.

4. Use

The site is currently used as residential garden and is associated with Victoria Cottage, it is vast and considerably larger than is to be expected with most family homes, not to mention the majority of other properties on the same road. Although the area seeking approval for a dwelling is well maintained it is difficult to keep on top of the large amount of work required across the whole site.

5. Amount & Scale

5.1 Existing

There are currently no dwellings on site, only a pre-fabricated style single garage, therefore this is the only demolition required to make way or the proposal.

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5.2 Proposed

It is proposed that a 3/4 bedroom dwelling is constructed on the site. The details mentioned so far refers to a bungalow specifically but the site could just as comfortably take a two storey dwelling.

The overall footprint of the building is wholly indicative and would be confirmed at Reserved Matters stage, however, it is sensible to presume a dwelling with a footprint of 150m^2 would comfortably suit the site.

6. Layout

The layout of both the site and the dwelling would be dealt with at the Reserved Matters stage, however an indicative site layout is included with this application which demonstrates that a single dwelling would comfortably fit within the site with no adverse effect on the surrounding residential dwellings.

7. Landscaping

As with the layout; the landscaping would be determined at the Reserved Matters stage, however the indicative site layout included with this application suggests a large gravel driveway to the front of the dwelling with a large terrace and substantial lawn area to the rear. There would likely be some low level planting throughout the site and it is likely that some of the existing planting, trees etc on the site may be retained if considered suitable.

8. Appearance & Materials

Any dwelling constructed on this site would make use of materials that fitted in with the surrounding area. Predominantly red or buff brickwork is used in the village as well as terracotta pantiles or concrete interlocking tiles for the roofing, however there are newer dwellings within the village

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that have used more modern materials, cladding or render for example as the main external wall finish, so there is great scope for material choice without contrasting adversely with the surrounding area.

9. Highways Implications

As previously mentioned, the highway is of a low speed and there are very good visibility splays in both directions from the most suitable position for the new access. Therefore the proposal presents no adverse impact on the highway nor its use caused by the increased traffic movements implemented by a new access.

10. Land Contamination

Given the site's previous uses it is very unlikely that there is any level of land contamination.

11. Flood Risk Assessment

It is acknowledged that the site lies with Flood Zone 3, as demonstrated on the Environment Agency's 'Flood Map for Planning', therefore a full Flood Risk Assessment accompanies this application.

12. Impact on the Surrounding Area

The proposed development will make a positive contribution to the existing visual amenity along Stockwell Gate North. With the proposed site being to the east of the existing dwelling it is making good use of the larger part of the garden and will represent a similar level of site development to elsewhere in to surrounding area. By staying within the residential limits of the existing site of Victoria Cottage there is no loss of any other land use, nor will there be such a large amount of loss of amenity to space to the existing dwelling. It may well be unlikely, but it is feasible to suggest that over time this area of the amenity space could become overgrown and an

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eyesore due to the large area of the site already associated with the existing dwelling becoming unmanageable, therefore the division of the land will ensure that the entire site, and the residential boundary along the highway, are maintained to an appropriate standard.

The proposal represents a family dwelling in a popular location which makes use of a large area of residential land, all within the development boundary of the village, a key emphasis of the South East Lincolnshire Local Plan and the National Planning Policy Framework in general. The Village has seen several recent developments both large scale and individual plots which suggests that this is both a suitable and popular location to live and the Local Authority are open to an increase of residential properties within the area.

13. Appeal Recommendations

The appeal inspector upheld the decision of the LPA and determined that the site, as per the submitted information, was not suitable for development due to it constituting a cramped development. However, the inspector did not agree with the concerns of overlooking both to and from the application site and the surrounding dwellings as any first floor windows (if the dwelling were to be two storey) could be controlled by way of a planning condition and all dwellings, except Victoria Cottage, were sufficient distance to not be affected.

On that basis the area of the proposed site has been increased to give more space to any proposed dwelling. The separating boundary between Victoria Cottage and the application site has been moved approximately 2500mm towards to east elevation of the host dwelling and by approximately 6500mm where it extends south of the east elevation. The site under the previous application measured approximately 420m^2 and the site under this application is roughly 585m^2, this represents 165m2 of additional space or a 40% increase. With this in mind the two areas directly affected by this, the possible scale for a dwelling on the site and the amenity space around it have both been addressed and improved considerably. Shown on the indicative site layout plan the 150m2 dwelling is approximately 1500mm from the west boundary, between the site and Victoria Cottage, and it can be clearly seen that there is ample space for a drive, allowing for turning with the site, as well the increased garden size.

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Although it isn't strictly necessary under this type of application it is perhaps sensible to emphasise further that a bungalow would be the most suitable form of the dwelling for the site, a view that was echoed by the appeal inspector. A bungalow can be positioned as shown on the accompanying plan which would ensure there was no overlooking or overbearing impact on Victoria Cottage and the increase on the size of the site also then allows for a much more appropriate garden that is private as it would be shielded by the existing hedge to the perimeter of the site.

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