

SUPPORTING INFORMATION & DESIGN STATEMENT for Reserved Matters PLANNING APPLICATION

Mr & Mrs M. SEYMOUR

PROPOSED ERECTION OF SINGLE DWELLING WITH DETACHED GARAGE/STABLE BLOCK

STOCKWELL GATE, WHAPLODE, Nr SPALDING, LINCOLNSHIRE. PE12 6UE

Background Information & Proposal

The plot currently benefits from Outline Planning Approval - Ref. H23-1066-17, granted 4th January 2018.

This Reserved Matters Planning Application refers to Proposed Development on the South Western Plot of Land which is subject to the above Approval.

Concise Design Statement

The application is for a single 2 storey Dwelling with attached single storey Garden Room, and a detached block of "Outbuildings" consisting of a one and a half storey double Garage with a single storey "Cart Shed" Covered space linking to a Stable Block.

The plot size is substantial and my clients wish to erect a Dwelling using elements of traditional farm buildings and farmstead groupings (HISTORIC ENGLAND-GREATER LINCOLNSHIRE FARMSTEAD CHARACTER STATEMENT), with simple traditional Barn brick details, and with a detached double Garage/Open sided (Cart Shed) Link and a Stable Block, with a courtyard (faux crew yard) formed between the open link and dwelling, and an external Stair access to the Garage Loft.

The dwelling is set well back from the road frontage, preserving the open, rural feel of the immediate neighbourhood, whilst still maintaining significant amenity space to all sides on the substantial plot.

The appearance of the various elements has been kept simple, and broken down by the use of differing rooflines, although, as with the details, not so many as to become fussy.

The appearance of the dwelling is based on a traditional barn, with generally small first floor windows sitting tight beneath the eaves, but with some larger openings suggesting a previous use (main Entrance screen, infilled opening to Dining Room and Garage gable). This would give the impression of a somewhat altered original building, although not to the extent of trying to re-create a wholly authentic reproduction. To the rear a large 2 storey glazed screen is used on the projecting section to make the most of the views over the open landscape. There is no chimney on the main dwelling, just a steel flue pipe. A single storey (Garden Room) building is located to the West, having the appearance of a sympathetic extension, but with a chimney. There would be no timber fascias and soffits, but traditional style gutters in PPC aluminium, on rise and fall brackets and a continuous brick eaves corbel detail.

The Boundary Elevation to the East has a typically agricultural, long, low line of single storey buildings, running out to the SE from the 11/2 storey lofted garages, and presenting a typically rural aspect to the neighbour, and preserving privacy to both plots and not compromising any amenity.

The Walls are to be a Red Brick blend (Furness Brick Co. - Clamp range), and the Roofs would be Terracotta Single Pantiles. Openings would be a mix of segmental brick arches for smaller openings (with 3 centred arch for the larger “infilled” opening to the Front - Western end), and Oak Lintel beams for the wider openings. Areas of decorative brickwork (e.g. herringbone pattern) may be used within the “brick infilled panels” to the Front Elevation (Dining Room) and on the Front End gable of the Garage.

The windows themselves are to be Charcoal coloured Casements (or fixed glazing for some elements) with Oak dividing posts and the large Oak “feature” screens to Front and Rear. The boundary treatments and planting would be Lincolnshire Post & Rail fencing with Mixed Native Hedging and Trees, all subject to agreement and Approval.

The Highways Visibility Splays for the Access are indicated, together with the on-site hard standing providing sufficient space for the on-site turning of motor vehicles.

All conditions, bar those pertaining to Drainage & Contamination matters, have been addressed in the Reserved Matters Application.

The Land immediately to the rear of the plot, currently in the same ownership, is hoped to become an associated “Paddock” of semi-permanent pastureland, subject to agreement and any necessary Approval or Permission.

All stated materials, finishes and details to be subject to eventual agreement or condition.

South Holland Internal Drainage Board

The Applicant has been in longstanding discussion with SHIDB, and has agreed a reduced 6 metre access strip alongside the Whaplode River brink, with associated off-road Space for SHIDB vehicles and access Gates. A confirmation letter is pending, and these matters will also be confirmed during any statutory consultation.

Condition Compliance - General Information:

1. Reserved Matters application has been made within specified time frame
2. i) See information on the Drawings
ii) See information on the Drawings
iii) See information on the Drawings
iv) See information on the Drawings
3. See information on the Drawings
4. Landscaping detailed on Drawing **03I**
5. Boundary Treatments detailed on Drawing **03I**
6. Finished Floor Levels and Flood Resilient Construction Indicated on the Drawings
7. Visibility Splay indicated on Drawing **03I**
8. Vehicular hard standing to allow on-site Turning indicated on Drawing **03I**
9. Septic Tank to be detailed as part of Building Regulations application
10. Percolation Test pending, Soakaways to be detailed as part of Building Regulations application
11. Phase 1 Contamination Study pending

Pre-Application Advice - Ref. PE-00166-20

Response from David Gedney, dated 10th July, 2020 stated that “The proposed scheme appears acceptable.....” His comment regarding the Site Boundary was queried, as the indicated boundary was, and remains, exactly the same as that indicated on the Outline Permission. He noted Conditions (*drainage & contamination*) to be discharged.

Further to the positive Pre-Application response, I trust that this Proposal remains acceptable to you and that following due consideration, the Reserved Matters Planning Permission will be Granted.

However, should you require any further information, please do not hesitate to contact me as Architect & Agent.

Roger Wright – Architect

Camden Villa, 90 Monks Road, Lincoln. LN25HU

Tel. 01522 527758

Email:rwarchitect@ntlworld.com

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Associated Drawings

<i>Dwg.01J</i>	<i>Ground Floor Plan</i>
<i>Dwg.02D</i>	<i>First Floor Plan</i>
<i>Dwg.03I</i>	<i>Site Plan</i>
<i>Dwg.04E</i>	<i>Front Elevation</i>
<i>Dwg.05C</i>	<i>Rear Elevation</i>
<i>Dwg.06C</i>	<i>Sections</i>
<i>Dwg.07B</i>	<i>End Elevations</i>
<i>Dwg.08A</i>	<i>Garage & Stable Block Elevations</i>
<i>O.S. Extract showing Site Outline</i>	