

Design & Access Statement

For

Proposed residential development.

At

Site adjacent

Rosedene, 10 Mill Lane

Whaplode,

Spalding,

Lincolnshire,

PE12 6TP



Figure 1 – Proposed Site Access

Introduction

- The application that this statement accompanies seeks Outline Planning Approval for new a residential building adjacent to Rosedene at 10 Mill Lane, Whaplode.
- The application site is within the development boundary and an established residential area. There are transport links nearby as well as local amenities within walking distance including a school, convenience store, church and several restaurants.
- The site is of residential use and currently forms part of a large garden area to the existing dwelling.
- The proposed site has sufficient space to accommodate parking, refuse storage, external amenity space etc. Equally, the existing dwelling 'Rosedene' will also retain sufficient space of its own for these amenities.
- This Statement has been produced in accordance with the guidance notes published by SHDC in 2006 and should be read in conjunction with the following information:
 1. Drawing 1, 10 Mill Lane - Site Location Plan.
 2. Drawing 2, 10 Mill Lane - Existing Block Plan.
 3. Drawing 3, 10 Mill Lane - Proposed Block Plan.
 4. Drawing 4, 10 Mill Lane - Proposed Layout Plan.
 5. Document 2, 10 Mill Lane - Planning Application Form.
 6. Document 3, 5342 - 10 Mill Lane Whaplode_FRA Iss2.

Location

Refer to Drawing 1 for a scaled OS plan showing the site location.

The site of the proposed development is of existing residential use and currently forms part of a curtilage that is significantly large when compared to its neighbouring properties along Mill Lane.

The site falls within the settlement boundary for the village of Whaplode as defined in the latest local plan that was adopted in March 2019 (Refer to Inset Map No 27).

As this application is outline only, should planning permission be granted, the additional information required for full approval will be submitted. This includes plans, elevations, and a materials schedule.

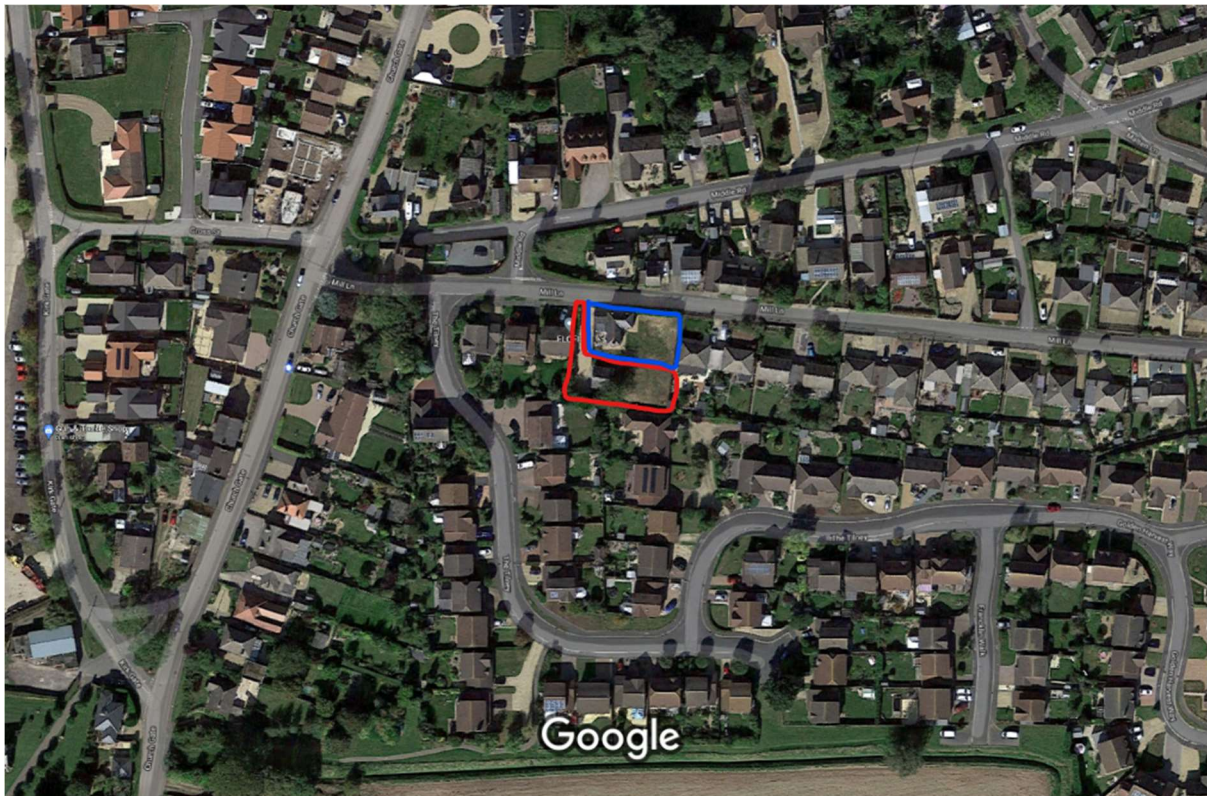


Figure 2 – Google Maps view of the Site and local surroundings. (Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2021.)

The Site

The proposed site is situated to the South of the existing curtilage; however, the dwelling is oriented such that its principal elevation faces West instead of directly on to Mill Lane. Therefore, the principle living areas including the lounge and dining room overlook the east of the site. Hence, unlike the application approved previously under ref - H23-0352-13, the proposal is situated thus so as not to jeopardise the amenities of the existing dwelling.

Therefore, it is proposed that the existing driveway and associated highway connection will be shared between the two dwellings. This means there will be little to no visual impact visible from Mill Lane.

Along Mill Lane there is a mixture of different property types which range from bungalows to larger detached houses, most of which are individual in design or finish. To the rear of the site there is a housing estate named 'The Tilney' which again is made up of a mixture of houses and bungalows. These dwellings have average sized gardens whilst 'Rosedene' has a much larger and disproportionate garden by comparison, and it is believed that the proposed reduction may improve the enjoyment of the property by making its amenities more manageable.

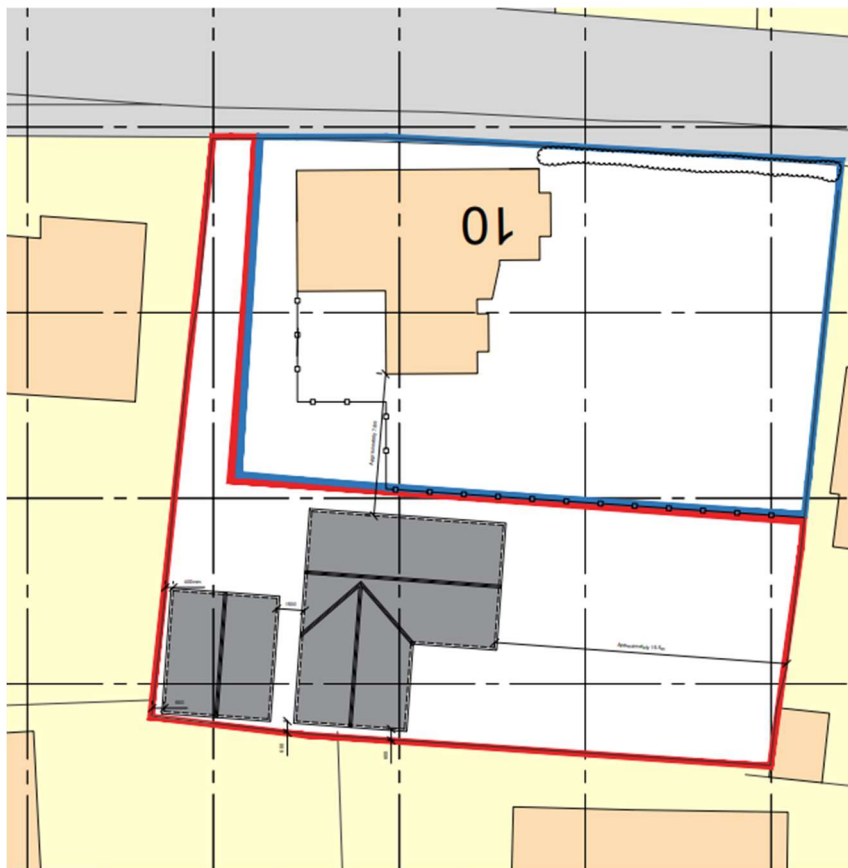


Figure 3 – Proposed Site Block Plan.

The Site – Continued



Figure 4 – Pictorial showing features and orientation of existing dwelling.

The Site – Continued

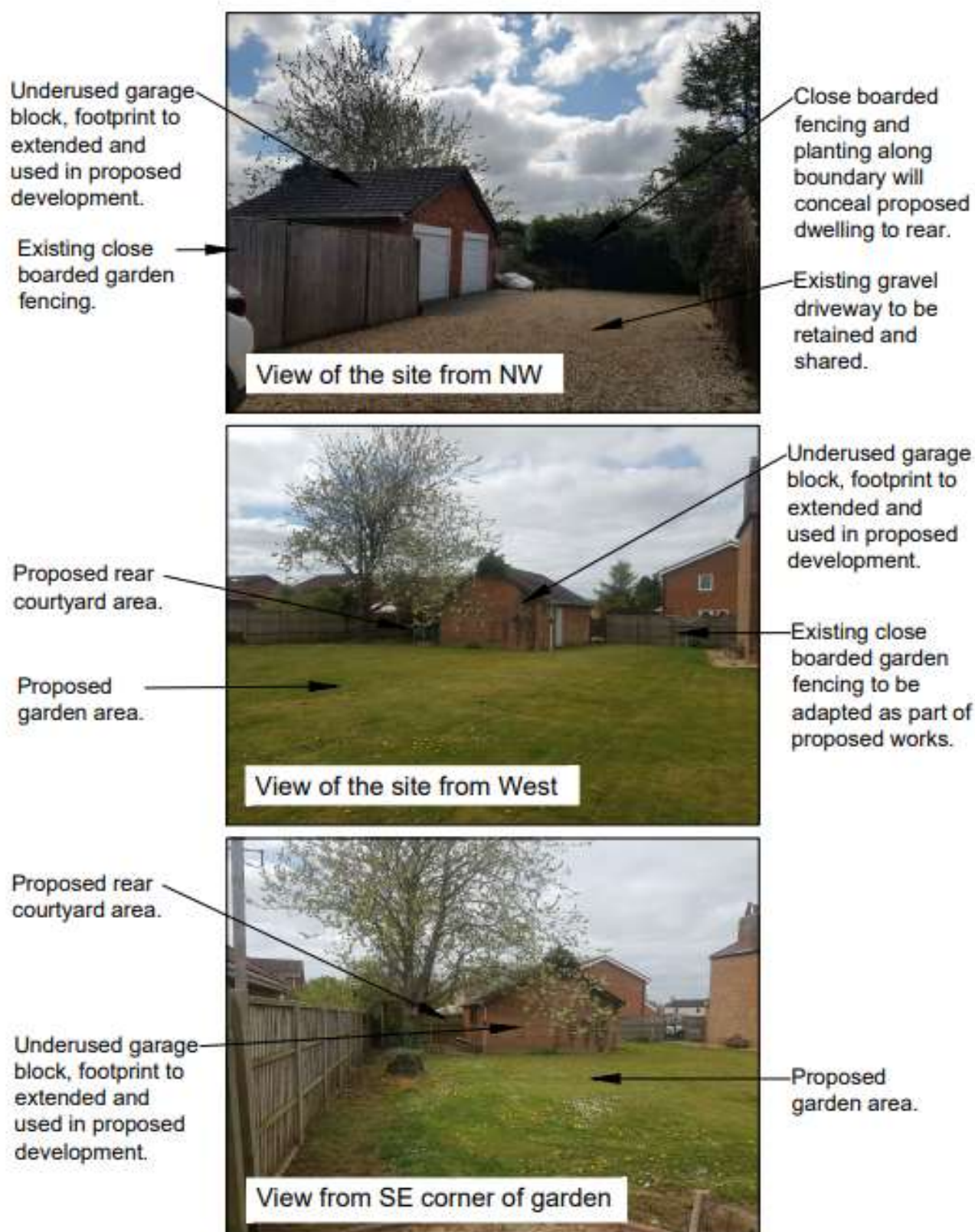


Figure 5 – Pictorial showing site of proposed dwelling.

The Surroundings

The following photographs were taken within a 100m radius of the site. These show the range in types, styles, and ages of properties in the area. The presence of new build properties indicates that there is a requirement for more housing in the area including both houses and bungalows.



Figure 6 – Neighbouring property to the East of Rosedene on Mill Lane.



Figure 7 – Neighbouring property to the North of Rosedene on Mill Lane.

The Surroundings - Continued



Figure 8 – New build houses to the North-West on Church Gate.



Figure 9 – New build Bungalow, Style A to the North-West on Church Gate.



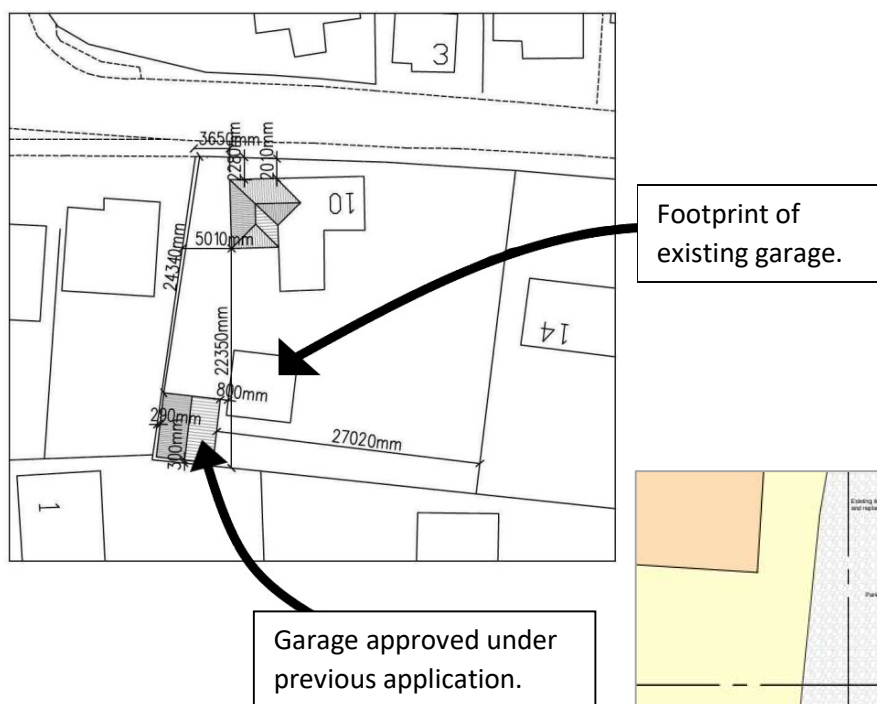
Figure 10 – New build Bungalow, Style B to the North-West on Church Gate.

Design & Use

As identified, the application seeks approval for one residential dwelling on excess land adjacent to 'Rosedene'. The land is currently of residential use containing an existing garage which has previously been granted planning permission for conversion under application reference H23-0353-13. It is proposed that the new residential dwelling will utilise the existing buildings footprint of approximately 45m² and be extended by approximately 50m² to form a single storey dwelling of approximately 95m² in footprint.

Additionally, the application seeks to implement a detached garage that was previously granted approval under application reference H23-0354-13. It proposed that this would be constructed in the same approved position.

Figure 11 – Screenshot of approved plans from application H23-0354-13. (Weston Design Ltd.)



The areas highlighted in yellow indicate the additional footprint.



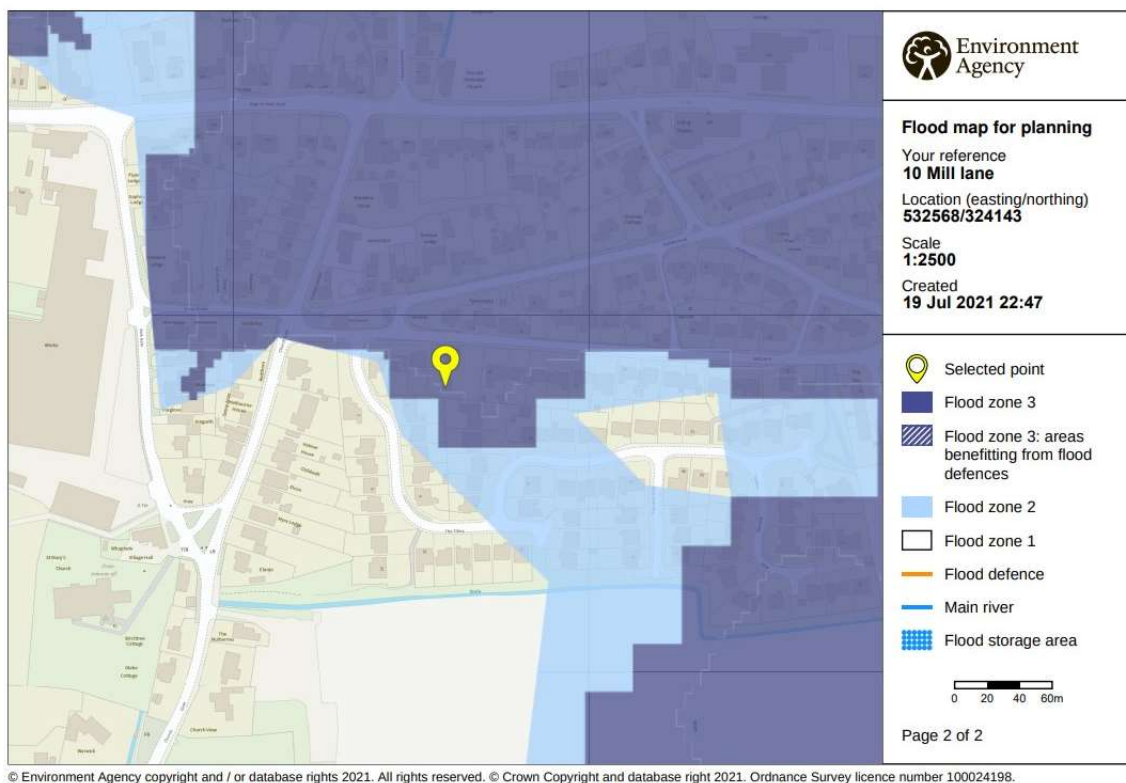
Figure 12 – Screenshot of proposed block plan showing additional footprint.

Access & Flood Risk Statement

As shown on the proposed plans, the dwelling will be accessed from Mill lane via the existing road connection and the existing driveway will provide shared access for the two dwellings.

Recycling and Refuse collection in Whaplode is dealt with on a bagged collection basis, therefore, a bin store area has not been proposed at the end of the driveway. Instead, a suitable storage area will be included close to the dwelling where bags will be kept. These can then be moved to the end of the driveway on collection day as the existing provision.

Pedestrian access to the site will also remain as existing.



The Environment Agency Flood Risk Assessment map (above) shows the application site to be in zone 3, therefore, a flood risk assessment is required for development. Please refer to supporting document 2 enclosed, this includes various hazard maps and data considering the risk present.

The report concludes that although the local area is within flood zone three, the ground level of the proposed plot is considered to be in flood zone one. This concludes that "Based upon the Environment Agency data and SFRA matrix a single storey dwelling in this location is be considered to be acceptable." The report was provided by Siddie Grimley Hage Ltd.

Conclusions

In conclusion, based upon the information researched and presented, a dwelling in the location proposed would be appropriate and there is sufficient demand in the local area to justify its construction.

It is believed that not only would this bring use to what is currently under-utilized residential land, it would do so without jeopardising, and potentially improving the enjoyment of the existing dwelling.

The previous planning approvals on this site indicate that there is sufficient space for development; both as ancillary accommodation to the existing property and as a separate dwelling. Additionally, the site remains within the development boundary and the area is still predominantly residential.

END