

**SWANN
EDWARDS**

A R C H I T E C T U R E

DESIGN AND ACCESS STATEMENT

IN RELATION TO

ERECTION OF A 3-BED 2-STORY DWELLING

AT

OAK LODGE
SALTNEY GATE
SARACENS HEAD
HOLBEACH

FOR

MR M HAYES

1.0 INTRODUCTION

This application seeks full planning permission for the erection of a 2-storey 3-bed dwelling involving the demolition of the existing workshop building. The application site is located at Oak Lodge, Saltney Gate, Saracens Head.

2.0 CONTEXT

2.1 SITE DESCRIPTION

The application site is located north of Oak Lodge, Saltney Gate, Saracens Head, on the southern side of the highway. It comprises an existing piece of land with a domestic workshop building located on most of the site. The workshop is used by the applicant in association with his dwelling, Oak Lodge.

The site is surrounded by residential development on 3 sides with a small mechanical workshop business located on the western boundary. There is continuous road frontage residential development to the north and east of the site

The site lies within Flood Zone 2 and 3 of the Environment Agency Flood Maps for Planning.

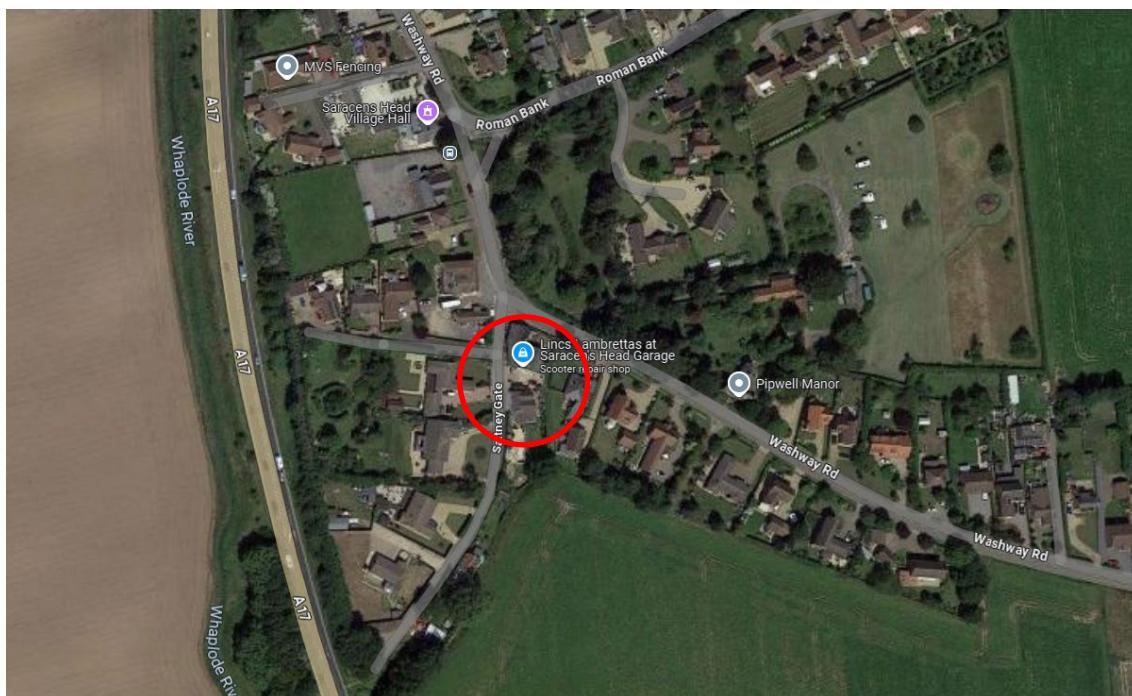


Figure 1: Aerial imagery of site



Figure 2: Location Plan

2.2 PROPOSAL

The proposal seeks planning permission for a new chalet bungalow style dwelling to replace the existing workshop building.

Access is via a new driveway on Washway Road with parking to the front of the proposal. New landscaping is proposed along the site frontage.

2.3 PLANNING HISTORY

H23-1087-24 – Proposed New Dwelling - Refused.

2.4 PRINCIPLE

Policy 1 of the South East Lincolnshire Local Plan 2011-2036 (Local Plan) sets out the Spatial Strategy for the District. It identifies Saracens Head as being in an ‘Area of development restraint’ being an ‘Other Service Centre and Settlement’.

In such locations, Policy 1 states that *‘Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Committed sites and infill.’*

The application site is located within the defined development boundary for Saracens Head. It is positioned between the existing dwelling known as ‘The Moorings’ and the business premises known as ‘Saracens Head Garage’. The proposal is therefore a site within an otherwise built up frontage of development, thereby comprising an infill plot. The proposal would therefore be acceptable in principle in accordance with Policy 1 of the Local Plan as it comprises infill development within the defined development boundary for an ‘Other Service Centre and Settlement’.

As part of the development the existing workshop on site will be demolished to make way for the proposal. The workshop is in domestic use and forms a residential outbuilding used in association with the host dwelling at Oak Lodge. The loss of this building, therefore, will have no implications to the existing service provision within Saracans Head and accordingly there is no conflict with Policy 1 of the Local Plan in terms of the loss of an existing facility. The principle of the proposal therefore remains acceptable.

In February 2025 application H23-1087-24 for a new dwelling on this site was refused by the local authority. This planning application was very similar to this proposal. This planning application was refused for 1 reason. The IDB objected to the proposal as the structure was within 9m of their watercourse (albeit previously piped). Negotiations have now taken place with the IDB and the scheme amended. This application is now submitted with a letter confirming their approval.

All other aspects of the previous application proposal were considered acceptable by the local authority including access, layout, appearance and scale, therefore it is submitted that there should now be no reason for the refusal of this planning application.

2.5 FLOOD RISK

Section 14 of the NPPF requires a sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be demonstrated that no land is available to accommodate the proposal.

The application site is located on land within Flood Zone 3 of the Environment Agency Flood Maps for Planning and accordingly the sequential approach should be applied. The site is within the existing residential curtilage of the host dwelling known as Oak Lodge and the proposed use of the site will remain residential. As such there will be no changes to the flood risk vulnerability of the site as is set out in Annex 3 of the NPPF. Sequentially, therefore, the implications of the development is neutral and accordingly the Sequential Test is passed.

Upon passing the Sequential Test the Exception Test must be applied. Paragraph 170 of the NPPF states that to pass the exception test it should be demonstrated that:

- a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The proposal will provide new housing within a defined settlement boundary which will help to sustain the village of Saracens Head. This comprises a wider sustainability benefit to the community that outweighs flood risk.

The application is accompanied by a site specific Flood Risk Assessment which demonstrates that the proposal is technically safe from flooding, without increasing flood risk elsewhere.

The proposal therefore meets the requirements of the Exception Test and is therefore acceptable in principle on flood risk grounds.

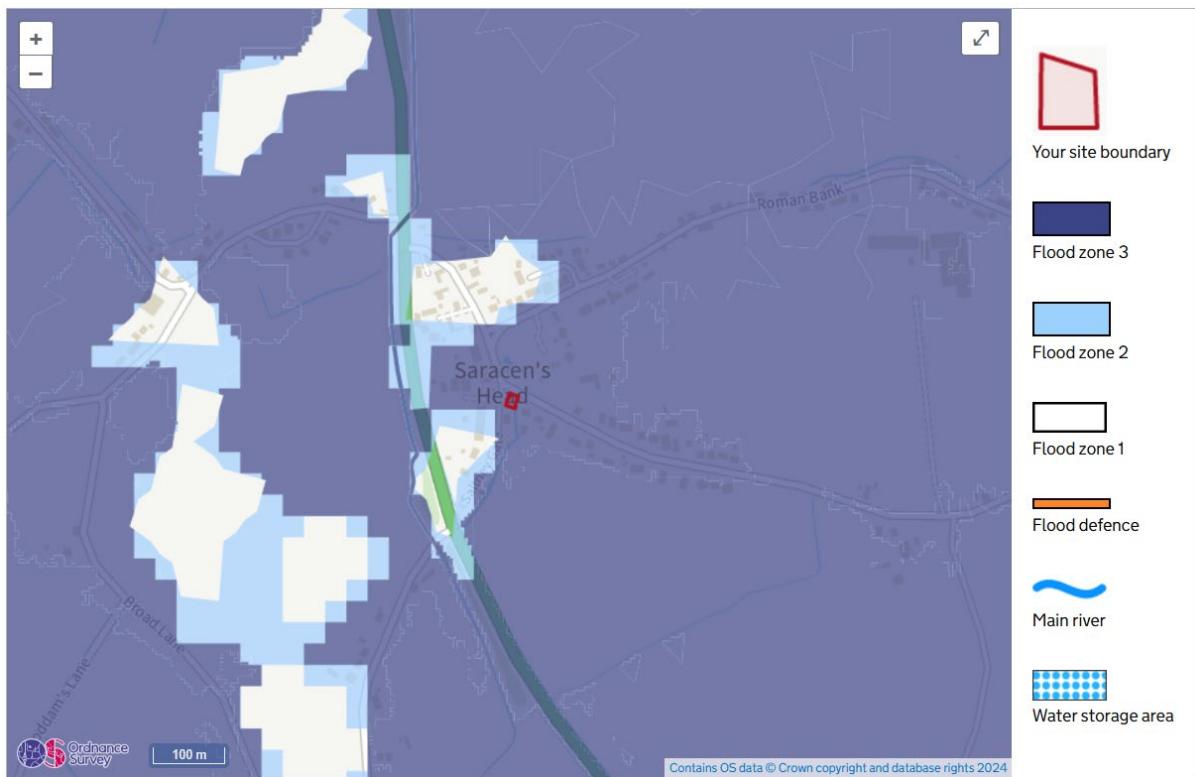


Figure 3: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE AND AMOUNT

The proposal is for one new detached dwelling within a residential location. The site benefits from a footpath link which leads to the village centre. The dwelling is commensurate with the neighbouring development in terms of its scale, design and layout,



Figure 4: Indicative site plan

3.2 SCALE, APPEARANCE, LAYOUT AND LANDSCAPING

The dwelling will have two parking spaces to the front and a private garden area to the rear.

The property will be entirely commensurate with the scale of its surroundings. The size and siting of the dwelling within the plot will reflect the pattern and rhythm of development along Washway Road, reflecting the established character of the area.

The dwelling will have 1.5-storeys and has been designed to have a gable at the front. The orientation of the property will provide for a better transition between the neighbouring single-storey properties and the mechanical workshop to the West.

There is no existing landscaping on the site. The introduction of the frontage landscaping will help to preserve the character of the area and will soften the appearance of the development which will be to the benefit of the visual amenities of the locality.

As previously stated, all other aspects with regards access, layout, appearance and scale were considered acceptable in the previous planning application, therefore it is submitted that there should now be no reason for the refusal of this planning application.

4.0 ACCESS

4.1 SITE ACCESS

The dwelling will benefit from its own access, using a new access on site. There is good visibility in each direction meaning that safe access can be achieved. On site turning is not a characteristic feature of the street scene and therefore provision for turning has not been included in this proposal.

The dwelling will be required to be served by at least 2 parking spaces. The drawing demonstrates that sufficient parking can be achieved on site.