

Planning, Design and Access Statement

Land At Springway , Stockwell Gate, Whaplode, PE12 6UE

Demolition of Springway and erection 3 houses





1. The site and adjacent land

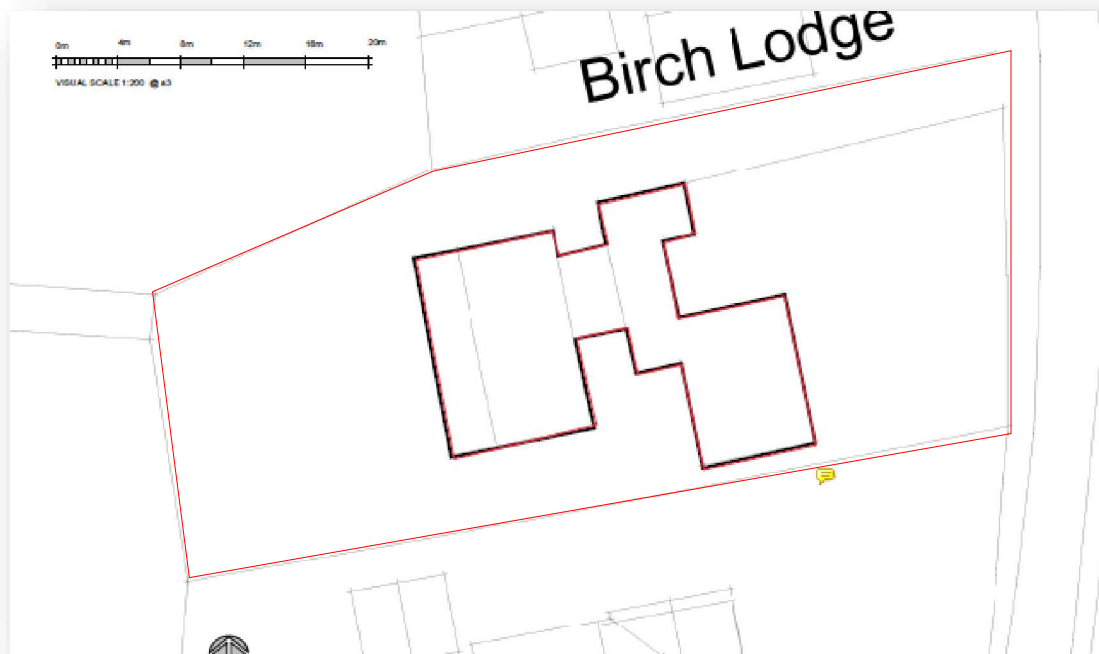
The site is on the northern side of Whaplode and is located inside the development boundary (see policy review below).

Whaplode is classified as a Minor Service Centre in the Settlement Hierarchy and is located between Holbeach (2 miles to the east) and Spalding (4 miles to the west). Within 1.5miles to the west is the village of Moulton with facilities including Medical Centre, Post Office, Primary School, Public House, Butchers, Hairdressers & Fish & Chip Shop to supplement those facilities found in Whaplode itself.

The A151 which dissects the village provides good transport link both private and public. Facilities within the village make it a sustainable settlement within South Holland. In the emerging South East Lincolnshire Local Plan Whaplode has been identified as capable of providing a significant amount of new housing (130 dwellings) during the intended plan period.

'Springway' itself is a large single storey structure with extensive outbuildings. It has 255m² of floorspace. Once this house is demolished the new cleared site will measure 1260m², extending 53 metres westward away from Stockwell Gate.





Above and below: the present house shown relative to its neighbours.



3. Policy

One of the requirements for the emerging South East Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' Whaplode is identified as a 'Minor Service Centre'. An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Whaplode as being a sustainable location for future development.

The site's location inside the development boundary is shown below.





4. Evaluation.

a. Principle of the use.

As the site falls inside the Whaplode development boundary, the principle of the development is acceptable.

Further the site is already occupied by a large house that is to be replaced. It is 'previously developed land' and thereby benefits from an accommodating policy framework.

b. Impact on the area's character.

The present site is occupied by an exceptionally large single-storey house and a range of substantial outbuildings. All of these would be displaced by the proposal.

The footprint of 3 new houses would be noticeable from the front and rear as they are variously 2 and 1.5 floors high, and replace a single storey building. However, the new replacement floorspace only increases ground cover to a small degree. This is as measured by building footprints, from a present 255m² (20% of the site) up to a proposed 320m² (25% of the site). It therefore represents only a modest increase in ground cover thereby without adverse visual impact.

The present single-storey structure is pleasant but somewhat functional in appearance. The form and design of the new development would offer a more positive contribution to the appearance of the area. It will achieve this by offering new houses that echo the form and appearance of immediately adjacent houses, with a design articulation that includes strong gable features.

The rearmost plot lies on the edge of the open countryside, but it is not obtrusive from that perspective as there is no close-proximity, public view from the west.

c. Relationship with neighbouring property.

Plots 1 and 2 are infill plots arranged in a staggered form between the neighbours to the north and south. They form a natural continuation of development and there is generous separation.

The house to the north of this site (*Birch Lodge*) is not directly adversely affected by the development. This is given the distance of the nearest new structure (Plot 1); the distance from that property is more than 4m at the closest point. There are no directly overlooking windows.

Plot 3 lies 3.1 metres off a common boundary with the property to the south (called *Moray*). See block plan on the next page.

It may be noted that the property to the south also has 1.5-storey rear projections close to its own northern boundary running down a substantial length of the common boundary. *Moray's* garden is to the south of the house, away from the common boundary. The existence of these structures means that *Plot 3* does not appear in any way obtrusive, nor out of character. This is because although *Plot 3* is a substantial structure, it follows the same style and a similar form as found at *Moray* (to the south). This is seen with, for example, strong gable features. It is no higher than its neighbours. Rooflights are common to both.

It is also important to note that *Moray's* principal garden area is further to the south at a considerable distance with intervening storage structures and functional objects.

The photographs overpage shows the neighbour's house, *Moray*, with a substantial extension and outbuildings (shipping container, large metal shed and timber sheds). The present development thereby does not in any way feature obtrusively relative to the neighbours living space nor its garden.

The following photographs overpage provide visual context.





Above : Looking north-east toward the western boundary of the application site and adjoining houses

Below: Looking south from the application site towards the house to the south, 'Moray'

