DESIGN & ACCESS STATEMENT

Client: Mr M Davison

Project: 2 no. New Bungalows, 137 Broadgate, Whaplode Drove, Lincolnshire

Ref: 051602

Document Ref: DAS101 (P1)

Date: 20.12.16

INTRODUCTION

The proposal is for 2 no. new bungalows on land occupied by no. 137 Broadgate, Whaplode Drove. The site is currently laid to grass and is separated from the existing bungalow by a fence. The application is for full planning permission.

Planning permission has recently been approved for the extension and alteration of no. 137 itself (ref. H23-1081-16). The area of land to the south of the existing bungalow is surplus to requirements and is at odds with the remainder of the streetscene along this stretch of Broadgate, which comprises predominantly of frontage development.



View of site from Broadgate looking towards no. 137



View of site from Broadgate looking towards no. 141

USE

The proposed use of the site is for domestic residential purposes.

AMOUNT

The application site area is approximately 0.08 ha. The bungalows will each have 3 bedrooms with integral garage. Each bungalow will have a GIFA in the region of 93.5sq.m. (exc. garage).

LAYOUT

The site is divided into two equal plots fronting Broadgate.

Broadgate has a diverse range of size and position of properties. There is no common 'building line' and buildings tend to be staggered and at a variety of angles to the frontage of Broadgate. This can be seen on the location plan where properties from no.123 to no.141 have no consistent building line.

The proposed layout aims to provide a frontage line that is no further forward than that of no. 131. This enables a reasonable size of bungalow that offers a front garden where parking and turning can be accommodated together with space for on-site foul drainage treatment clear of the dwelling. The design of the bungalow floor plan enables the rear gardens to be an 'L' shape which is more space efficient than if the garage was located further back on the site.

There is existing soft landscape screening to the rear (east) boundary between the site and no. 139.

SCALE

The proposed scale is in keeping with the immediate context and its setting (i.e. predominantly bungalows). By incorporating hipped roofs, the scale is further reduced and has less visual impact on neighbouring properties.

The proposed finished floor levels are such that they are similar to that of the existing bungalow (no. 137) and as such overlooking of neighbouring properties is minimised.

The scale of the development fits comfortably in the streetscene.

LANDSCAPING

Front and rear gardens will be mainly laid to lawn. The front gardens will include gravel driveways (with an area of tarmac to prevent gravel being brought on to the road). Footpaths and patios will be of paving slabs.

Close boarded fencing will be provided to demarcate the individual plots.

APPEARANCE

The style of building will be in keeping with the immediate context. Materials will also be in keeping and comprise red facing brickwork with eaves detailing, tiled roofs of red pantiles, cottage style front doors and upvc windows. Garages will have roller shutter doors in white to compliment the windows.

ACCESS

The site fronts onto Broadgate which is a straight road and good visibility is possible in both directions. The site fronts onto a stretch of Broadgate having a 30mph speed restriction. The front gardens are designed to have parking for two cars per dwelling with on-site turning to enable vehicles to enter the highway in a forward gear.



View northwards from the site along Broadgate



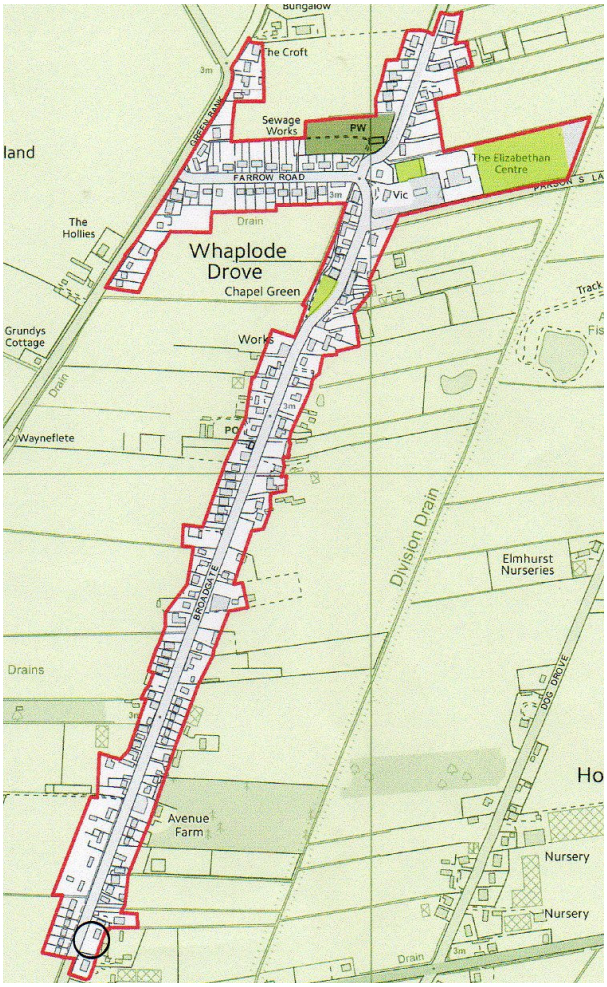
View southwards from the site along Broadgate

The new properties will comply with the Building Regulations Part M and will include gently sloping ramped approach to principal entrance doors, level threshold and ground floor accessible toilet. External lighting will be provided to the bulkheads of porches (or next to front doors) with PIR activation and dusk to dawn sensors.

PLANNING

The site is located within Whaplode Drove, which is defined in the South Holland Local Plan (2006) as an 'Other Rural Settlement'. Policy HS7 would usually seek to restrict housing development in this location. However, this policy is considered out of date as SHDC cannot currently demonstrate a 5 year supply of deliverable housing sites.

Paragraph 49 of the National Planning Policy Framework (2012) makes provision for residential development in a sustainable location where there is an absence of a 5 year supply of deliverable housing sites. The emerging South East Lincolnshire Local Plan has identified Whaplode Drove as a 'Minor Service Centre', with a defined settlement boundary. These matters are material considerations that outweigh the aforementioned Local Plan policy.



South East Lincolnshire Local Plan Inset Map 69

PLANNING PRECEDENTS

The following planning precedents are cited in support of this application. These two sites both received outline planning permission in 2016 for infill plots fronting Broadgate.

<u>Adjacent 61 & 71 Broadgate, Whaplode Drove (SHDC planning permission ref. H23-0104-16 granted 23rd March 2016)</u>

This outline planning application was for 1no. residential building plot on former agricultural land fronting onto Broadgate. It is inside of the defined settlement limits of Whaplode Drove.

It stated in the planning officer's report that the combination of a lack of a 5 year supply of deliverable housing sites together with the emerging South East Lincolnshire Local Plan identifying Whaplode Drove as an Other

Service Centre with a defined settlement boundary are considerations that outweigh the SHDC Local Plan (2006).

The planning officer's report also said that, *'In terms of visual amenity, it is considered that a dwelling could be satisfactorily accommodated without materially harming the street scene'*.

Planning permission was granted on 23rd March 2016.

Adjacent 39 & 41 Broadgate, Whaplode Drove (SHDC planning permission ref. H23-0196-16 granted 4th April 2016)

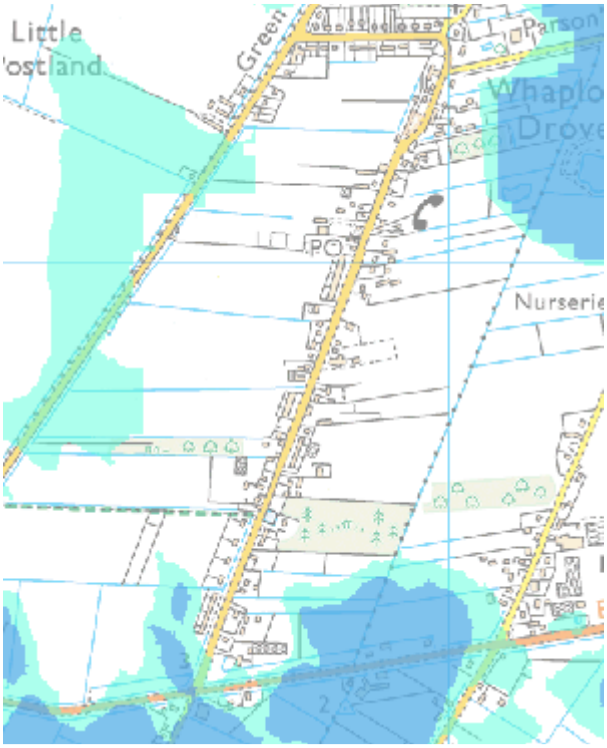
This outline planning application was for 1no. residential building plot on land located between no. 39 & no. 41 Broadgate. It is inside of the defined settlement limits of Whaplode Drove.

The planning officer's report stated that, *'the emerging South East Lincolnshire Local Plan has identified Whaplode Drove as a "Minor Service Centre", with a defined settlement boundary, within which infill development would be acceptable. As such, the principle of residential development in this location is considered acceptable, in the context of this fact, and the presumption in favour of sustainable development.'*

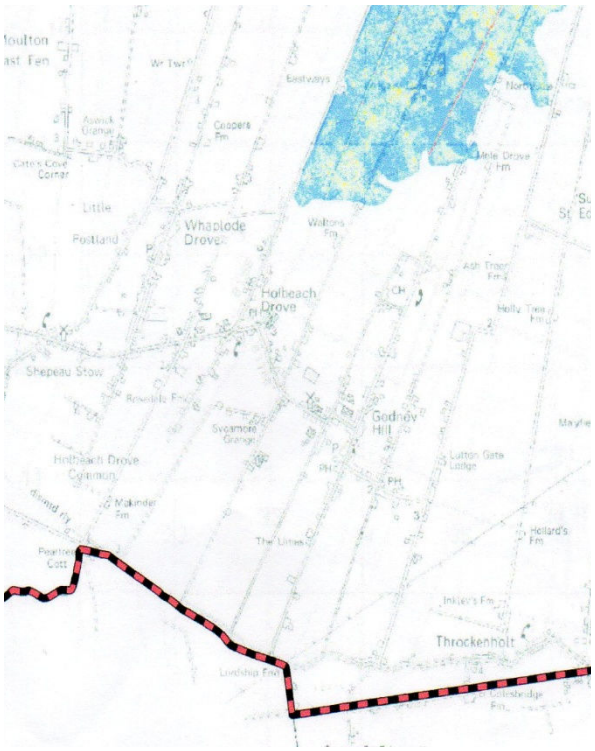
Planning permission was granted on 4th April 2016.

FLOOD RISK

Geoff Beel Consultancy has been consulted and has confirmed that the application site is in Flood Zone 1 on both the EA Flood Zone Map and the SHDC Residual Depths Map (2115) and as such this application should not require a Flood Risk Assessment to be submitted.



EA Flood Zone Map



SHDC Residual Depths Map (2115)