
DESIGN & ACCESS STATEMENT

Project:

**PROPOSED DEMOLITION OF EXISTING DWELLING
AND CONSTRUCTION OF 2NO. NEW DWELLINGS**

Proposed Site:

15 Watery Lane,
Butterwick,
Boston
Lincolnshire
PE22 0HS

Applicant: Mr. P. Fisher

Date: February 2015

Prepared by:

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1.0 INTRODUCTION –

This Design and Access Statement has been written to support a formal planning application to Boston Borough Council for the proposed demolition of an existing dwelling and the construction of 2no. new dwellings at 15 Watery Lane, Butterwick, Boston, Lincolnshire PE22 0HS

The following sections describe the site and its surroundings.

2.0 SITE APPRAISAL –

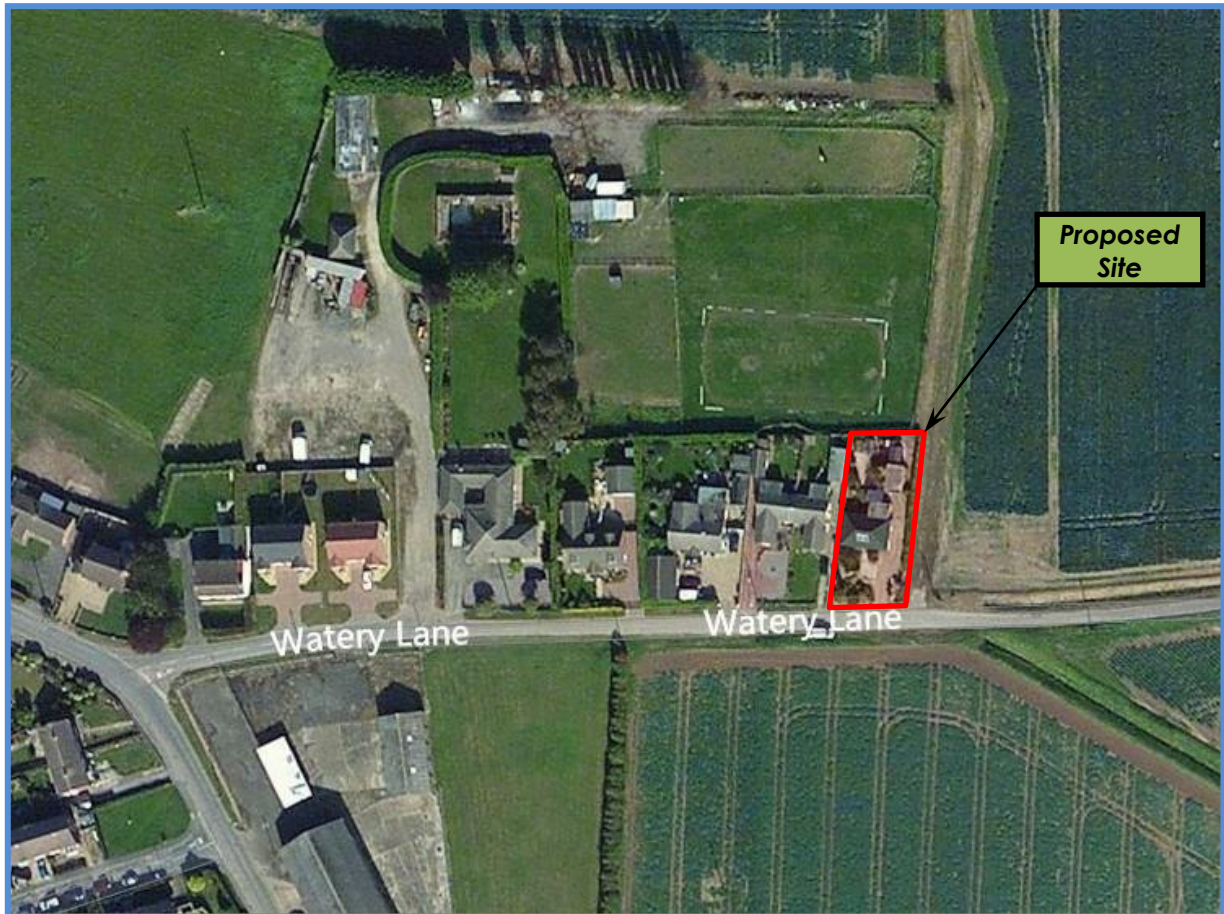
2.1 SITE LOCATION –

2.1.1 The site is located to the eastern edge of Butterwick off Watery Lane. The east boundary of the site forms the edge of the settlement boundary as indicated in the council's Local Plan maps.

2.1.2 The national grid reference for the site is 539233E 3443860N.



2.1.3 Watery Lane is a rural lane heading east out of the village towards the sea bank. The north side of the lane is lined by a mix of bungalows and two storey dwellings set back from the roadside with vehicular parking to the front.



- 2.1.4 To the west close to the junction of Watery Lane and Sea Lane, there is a traditional detached dwelling followed by two pairs of semi-detached properties (approved in 2007, Application Ref: B/07/0052)





- 2.1.5 Further east along Watery Lane, there is a series of dormer and single storey bungalows running up to the proposed site.



- 2.1.6 All of the properties are set back from the roadside to provide off road parking and an element of front garden.

- 2.1.7 There are no properties on the south side of Watery Lane, providing views across open countryside to all those on the north side.
- 2.1.8 Similarly the east and north site boundaries abut agricultural fields and paddocks giving potential for open views in these directions.



- 2.1.9 The nearest property to the east is approximately 240m away, sited on the north side of the road. The group of dwellings consists of a pair of semi-detached two storey houses followed by two detached bungalows.



2.2 SITE DESCRIPTION

2.2.1 The application site is on the east end of the bungalows in a large plot with mature planting to the front boundary.



2.2.2 The existing dwelling has buff facing brickwork, UPVC windows and a green interlocking concrete tile roof. The building has no real architectural merit nor does it add any particular character or interest to the street scene.

further outbuildings and timber sheds in the sizeable rear garden.

2.2.4 The plot itself measures approximately 17m in width to the front reducing to 16.5m at the rear and approximately 35m long. The ground across the site is predominantly level.



2.2.3 There are a series of

3.0 THE PROPOSAL –

- 3.0.1 This application seeks approval for the construction of 2no. new detached dwellings on the site of an existing bungalow and outbuildings which are to be demolished.
- 3.0.2 The proposed dwellings will provide 3 bedroom accommodation. There is a current demand for accommodation of this type and size especially in sustainable locations such as Butterwick.

3.1 PLANNING POLICY

This section of the document considers the relevant local plan policies and the National Planning Policy Framework and how they relate to and are addressed by this application.

LOCAL PLAN POLICIES

- 3.1.1 **Policy G1** *planning permission will only be granted for development which will not substantially harm the amenities of other nearby land users or residents, or the general character of the area because of its nature, scale, density, layout, appearance or level of traffic generation.*
- 3.1.2 The proposed development is in a sustainable rural village and within the local plan settlement boundary. With this in mind we feel that the principle of new residential development in this location is appropriate.
- 3.1.3 One of the fundamental considerations for the design is the need to consider the flood risk associated with the location. Consultation with the Environment Agency has confirmed that they require any new development to raise the floor levels of all *habitable* accommodation to 1m above ground level. This already has a significant impact upon the overall height of the proposed property design. To address this, the proposal seeks to combine the planting of hedging and ornamental trees to the frontage with gently graded ground levels. This should minimise the visual impact.
- 3.1.4 The overall design of the dwelling closest to no.13 has been dictated by the need to avoid overbearing or blocking out light to the windows facing the site. Views in this direction are currently blocked by the close boarded boundary fence but from a height aspect, the separation between buildings, catslide form roof and scale of the dwelling reduces any harmful impacts significantly.
- 3.1.5 We feel that the intensification of the site is justified given the plot site. The site is wide enough for two plots at 17m and the length provides more than enough rear garden for both.

- 3.1.6 The overall appearance seeks to provide two attractive properties which are suited to this rural location. It was agreed with the local planning authority that the design should take a traditional appearance and that the view when heading west along Watery Lane should be complimented by the new dwellings.
- 3.17 The increased generation of traffic at this location should not be detrimental to road safety. Full turning to allow vehicles to exit site in a forward gear will be possible if deemed necessary by LCC Highways.
- 3.1.8 **Policy G3** *planning permission will not be granted for development where the proposed means of disposing of the resultant foul and surface water are unsatisfactory.*
- 3.1.9 The area of impermeable ground will not be increased as a result of the development. The driveway is currently in concrete. The new driveways would be in decorative gravel to allow surface water infiltration
- 3.1.10 Foul and surface water will discharge into the existing sewers and where required new soakaways will be installed.
- 3.1.11 **Policy G6** *planning permission will not be granted for development where the proposed means of pedestrian and vehicular access are unsatisfactory.*
- 3.1.12 The existing vehicular access off Watery Lane does not allow for exiting the site in a forward gear. In this location we do not feel that this has any adverse impact upon highways safety. The front area of the proposed dwellings could, if required, provide vehicle turning space.
- 3.1.13 The site is located within a short walking distance of the services located in the centre of the village. Although Watery Lane has no public footpath there is a footpath on the west side of sea lane leading directly into the village centre.
- 3.1.17 **Policy H2** within settlements, planning permission will be granted for proposals to develop land for Housing, provided that:
- 1) the proposal does not result in the loss of open space or a frontage which contributes significantly to the character or amenities of the area;
 - 2) the site is not too small to accommodate the proposed development in a satisfactory manner;
 - 3) the resultant dwelling(s) and curtilage(s) are of a size and character which reflect the current density of development in the area; and
 - 4) the proposal does not constitute tandem or backland development

3.1.18 The site is located within an area of established residential use.

3.1.19 The proposed development is driven by a current need for new dwellings in sustainable locations. Within the village of Butterwick itself there are few opportunities to construct new dwellings, thus placing pressure upon the development of green land in open countryside locations. The site in question is already occupied by a dwelling set in a large plot, a plot which can comfortably fit two plots and allow for ample amenity space.

3.1.20 Furthermore, the size and height of the proposed properties pays careful attention to limiting the impact upon existing neighbouring properties. The overall impact of the two storey properties is exacerbated by the requirement to raise habitable rooms out of the ground by 1m due to flood risk. As a result, the form of the dwelling closest to no.13 is a traditional catslide roof which helps to keep the eaves height low.

3.1.21 Whilst the proposal does introduce two storey properties on a site which is currently occupied by a bungalow, we do not feel that this will have a negative impact on the street scene. There are other two storey dwellings in the vicinity and provided the impact upon the neighbours is

3.1.22 The proposal does not constitute tandem or backland development.

NATIONAL PLANNING POLICY FRAMEWORK

3.1.23 Paragraph 14 makes clear that at the heart of the NPPF there is a presumption in favour of sustainable development, which is the 'golden thread' running through both plan-making and decision-taking. This means:

- i. Local planning authorities (LPAs) should positively seek opportunities to meet the development needs of their area;
- ii. Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change;
- iii. Approving development proposals that accord with the development plan without delay; and
- iv. Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

3.1.24 In respect of item iv) above we believe that the adverse impacts are negligible in comparison to the opportunity for providing additional housing in a sustainable location. Dwellings in sustainable locations such as this where all essential services are available within walking distance are sparse. This makes the site ideally suited to all groups and ages. Local public transport and major routes to nearby larger settlements is also available making the proposed dwellings suitable for local commuters.

3.1.25 Paragraph 17 recognises 12 principles of plan making and decision taking. Those appropriate to the proposal are:

1. proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
2. support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)

3.1.26 There is an undersupply of housing within Boston Borough Council and other districts at present and it is through the approval of housing development on previously developed sites such as this that councils can contribute to this need.

3.1.27 Paragraph 50 of the NPPF states that LPAs should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.

EVALUATION

3.1.28 Infilling in urban areas should be supported because it helps achieve Local and National Plan objectives of sustainable development, re-use of brownfield sites, supporting existing services and facilities, settlement hierarchy and reducing traffic movements.

3.1.29 The current dwelling is old and of no particular historic merit being constructed to out of date standards which are contradictory to today's steer towards sustainable living. We believe in this case that the proposal would even be a positive and attractive addition to the character of the location.

3.1.30 The buildings have been designed to carefully consider the passage of light to and the existing amenity of adjacent properties.

3.1.31 It is considered that there is sufficient information and detail provided within this document and on the accompanying drawings to demonstrate that the development will reflect the local character, without having an adverse impact upon the neighbouring properties and land uses. The benefit through the provision of new housing should also be regarded as a favourable aspect. It is therefore considered that the proposed development meets the objectives of Local and National Planning Policies and should be granted planning permission.

3.1.32 *The following sections provide additional information not provided elsewhere as required under the statutory requirements of a design and access statement*

3.2 USE –

- 3.2.1 Butterwick village is one of Boston Borough Council's larger settlements as identified in the Adopted and Interim Plan having the benefit of a significant number of amenities as specified within the Boston Borough Council Sustainability Study. Table H4 of the Interim Plan identifies Butterwick as a Service Village which is, by definition, classified as sustainable. The NPPF has a presumption in favour of sustainable development.
- 3.2.2 The proposal is for residential development of new housing including replacement of the existing dwelling and a further dwelling. Both dwellings would comfortably fit on the site as frontage development. The site is within the settlement boundary and would not encroach into open countryside.
- 3.2.3 The proposed residential development will be in keeping with the surrounding land uses. The layout and design has been carefully considered in relation to the constraints presented by neighbouring properties.
- 3.2.4 We have consulted with the local authority in respect of the proposal and the principle of residential development on the site has been confirmed as being acceptable due to its location within the settlement boundary which runs along the east boundary fence.
- 3.2.5 A separate Flood Risk Assessment has been provided as part of this application package. The FRA concludes that although the development is located with Flood Zone 3, it and any potential occupants will be safe for the lifetime of the development if finished floor level is raised 1m above ground level. Although this itself presents some challenges in terms of overlooking, appearance and influence upon the street scene, we feel that the proposal makes a reasonable compromise between the need for stepped access and raising the ground levels to accommodate the EA's recommendation.
- 3.2.6 If flooding poses such a great risk at this location it could be argued that the proposed dwellings are in fact a great improvement making them and the occupants safe for future generations. This could indicate that the existing adjacent neighbours are not only at risk, but they are also nearing the end of their potential life span.

3.3 AMOUNT–

- 3.3.1 The site area is approximately 593m²/0.59Ha and has approximate dimensions of 17m in width and 35m in length.
- 3.3.2 Each proposed dwelling requires a minimum provision for off road parking of 1.5 spaces per dwelling.

3.4 LAYOUT –

- 3.4.1 The proposed site layout is illustrated on the following page.
- 3.4.2 The orientation of the proposed dwellings follows the west boundary line and is sited in the region of the existing dwelling's west façade. Both properties are set back just past the existing build line along Watery Lane to allow daylight into no. 13 from the south east. Frontage development is predominant in the area and thus the proposed dwellings are sited as such to respect the character of the location.
- 3.4.3 The separation between no.13 and the proposed dwellings and the reduced massing of the proposed buildings should limit the impact by maintaining light into the adjacent property and its amenity space.
- 3.4.4 Relief is provided to windows opposite by setting the porch and taller two storey section of dwelling 1 back to reduce the massing. Further relief will be provided by the single storey elements of the designs on the rear of each new dwelling.
- 3.4.5 To avoid any conflict over privacy any first floor openings on the west side elevations would need to serve non-habitable rooms and be obscure glazed.
- 3.4.6 One of the key influencing factors on the design is the need to raise floor levels by 1m whilst protecting the private amenity of existing and future neighbouring residents.
- 3.4.7 The single storey sections to the rear of each dwelling are designed to provide direct access to a raised patio area and the necessary screening to avoid overlooking the adjacent amenity space.
- 3.4.8 Additional rooflights have been incorporated into the design in order to provide additional daylight into the habitable space at first floor level.

3.5 SCALE –

- 3.5.1 The EA recommend that all proposals in this location must be a minimum of 2 storeys and that finished floor level should be set a minimum of 1.0m above ground level.

3.5.2 The site is bound to the West by an 1800mm closed boarded timber fence which blocks out any views. The main consideration for the siting of the new dwelling therefore is the reduction of daylight. The roof massing to the west has therefore been reduced in height to allow the passage of light to rooms located on the east side of the neighbouring property.

3.5.3 The gables of the proposed buildings have been restricted to under 6.5m to reflect a traditional appearance.

3.6 LANDSCAPING -

3.6.1 The design utilises a combination of minor raises of the ground level and internal steps within the dwellings to achieve the requirement of the Environment Agency. The introduction of ramps and external steps to the front of properties can look out of place particularly in a rural situation. The site will have sufficient distance to the front of each proposed dwelling to grade higher ground into existing to limit the prominence of the change in ground level.

3.6.2 Wherever possible the gradient of the ground will be as shallow as possible. Levels on the west side should be low as possible to avoid the necessity for retaining and causing overland flow. A gravel capture drain should be installed and connected into a surface water soakaway as a precautionary measure if necessary.

3.6.2 Additional native hedge planting to the front boundaries would further disguise the propose change in ground level and soften the street scene.

3.7 APPEARANCE –

3.7.1 Being on the edge of the settlement boundary, the site has significant prominence when approaching it from the East meaning that the proposal needs to be aesthetically pleasing.

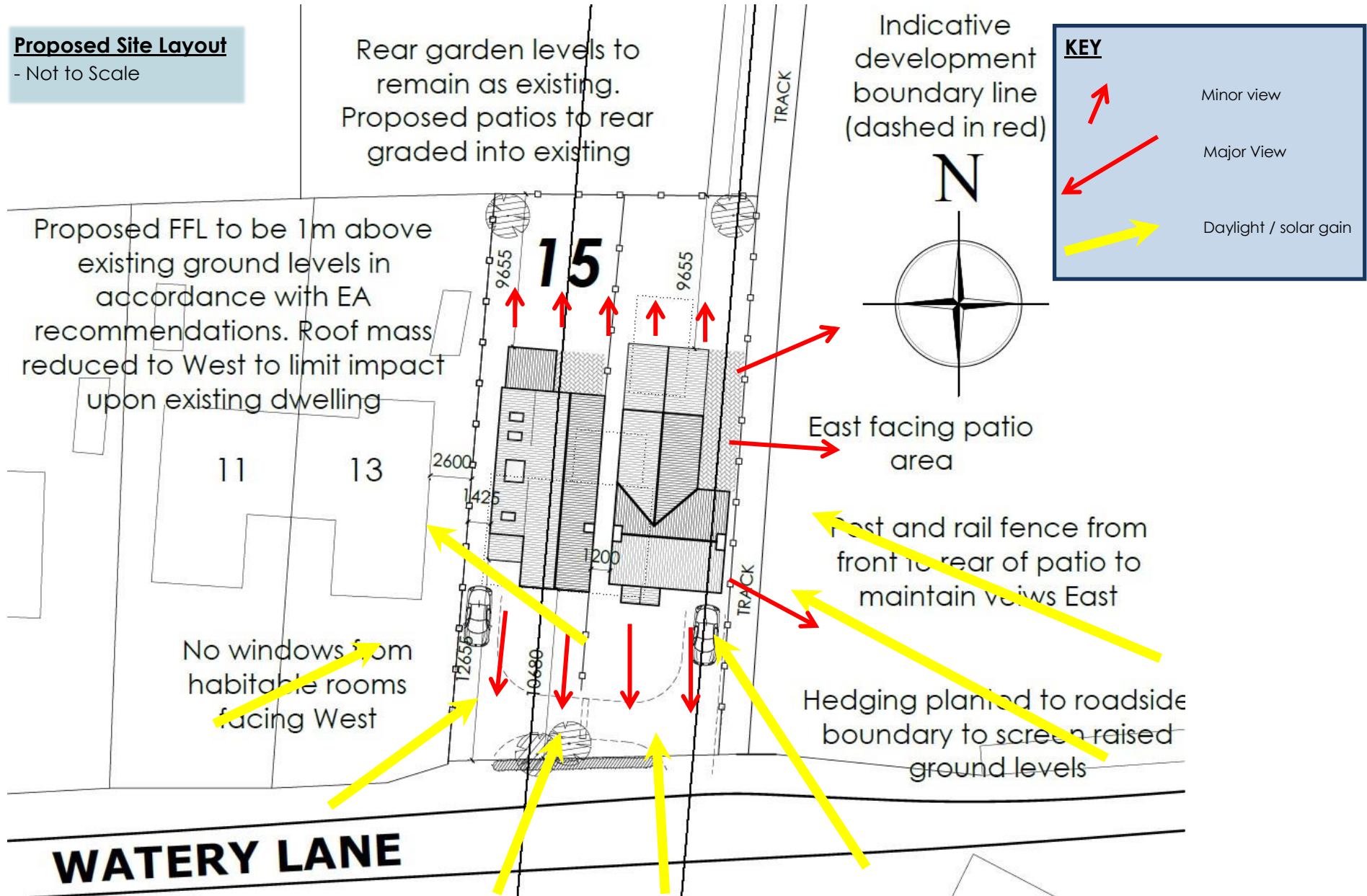
3.7.2 Paragraph 60 of the NPPF states that “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, It is, however, proper to seek to promote or reinforce local distinctiveness.

3.7.3 We therefore feel that a pair of attractive houses reflecting the traditional design and character of the location would be best suited.

3.7.4 The detached properties would be constructed in red/orange facing brick with clay pantiles to the roof and brick detailing to the eaves, verge and chimney stacks.

Proposed Site Layout

- Not to Scale



- 3.7.1 Both proposals also include attractive timber porch structures over the main front entrances.

3.8 ACCESS –

- 3.8.1 Vehicular and pedestrian access to the proposed site will be via Watery Lane. Services and facilities are all located in the village centre within walking distance of the site.
- 3.8.2 The site layout does allow for full turning areas serving the front off road parking, to ensure that all vehicles can exit the site in a forward gear.
- 3.8.3 Whilst it is impractical to provide full wheelchair access to the accommodation, the building will be designed in accordance with Approved Document Part M of the Building Regulations which requires the consideration of ambulant disabled people.