
DESIGN & ACCESS STATEMENT

Project:

FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A NEW DWELLING AND DETACHED GARAGE

Proposed Site:

Land to the West of Chapel Road,
Old Leake Commonside
Boston
Lincolnshire
PE22 9PP

Applicant: Mr. & Mrs. S. Mackay

Date: March 2021

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1.0 INTRODUCTION –

This document has been written to support the submission of a full planning application to Boston Borough Council for the proposed construction of a detached dwelling and garage on land to the west of Chapel Road, Old Leake Commonside.

The site obtained outline planning approval under application reference: B/19/0239 for the construction of 2no. dwellings with matters reserved.

2.0 SITE APPRAISAL –

2.1 SITE LOCATION & SURROUNDINGS

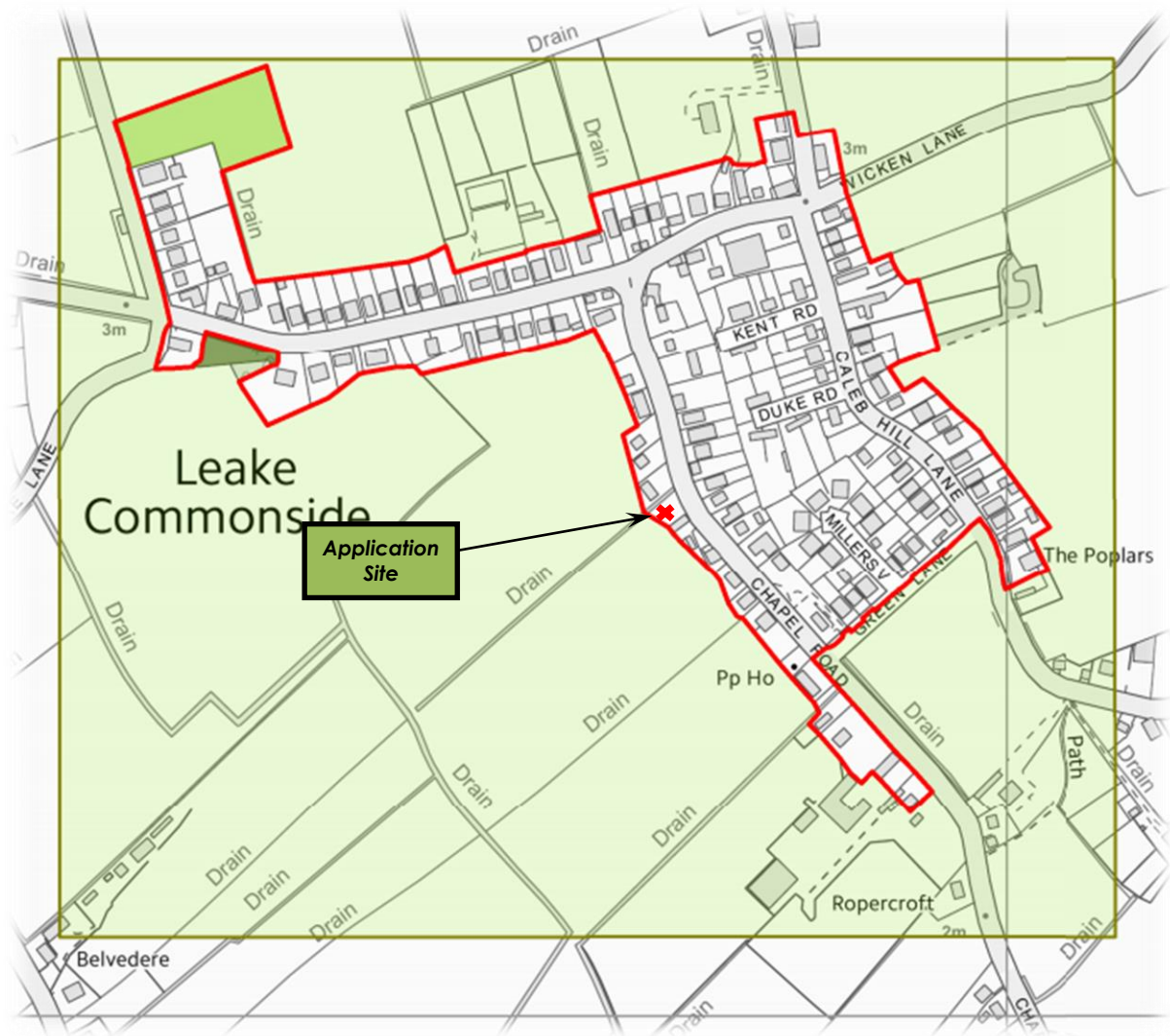
2.1.1 The application site is located off Chapel Road, Old Leake Commonside.

2.1.2 The national grid reference for the site is 539739E 352399N.



2.1.3 The application site is located between existing dwellings to the north and south fronting onto Chapel Road.

2.1.4 Policy 1 of the SELLP, which identifies Leake Commonside as an 'Other service centre or settlement', would generally support the redevelopment of the site for housing as



it is located within the settlement boundary of Leake Commonsides and will help support the settlement's role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development in this settlement will normally be limited to infill.

- 2.1.5 The outline approval for two new dwellings on the application site has established the suitability of it for residential development. It is therefore considered that the principle of residential development on this site for a single detached dwelling and garage would be supported.

2.2 APPLICATION SITE DESCRIPTION

- 2.2.1 The application site area is a previously developed piece of land within the built form along Chapel Road. It is currently vacant with an array of agricultural buildings on it.
- 2.2.2 The site is not in open countryside but rural in nature. It's location within the village is between existing dwellings alongside Chapel Road. There is a mixture of single storey and dormer bungalows and two storey dwellings in the vicinity.

- 2.2.3 The applicant has purchased the land with planning permission along with approximately 7 acres of agricultural land to the south west of the 'residential curtilage'
- 2.2.4 Given the abutment of the site boundaries with two dwellings, the application site is certainly infill and within the developed footprint of the village.
- 2.2.5 The boundaries are well defined to the NW and SE by boundary fences and fronted by Chapel Road to the NE. The land behind is typically bound as agricultural land by surface water drains.
- 2.2.6 A topographical survey has been carried out on the site by the previous applicants. Average levels on the road are 2.3m ODN. Average levels on the site are in the region of approximately 2 – 2.1m ODN.



- 2.2.7 The Decision Notice for the previous approval confirms that finished floor levels for two storey dwellings shall be set no lower than 500mm above existing ground levels which would set finished floor level for the proposed dwelling at approx. 2.5m ODN.



View SW from public highway





Two storey properties opposite site



Two storey properties opposite site

3.0 THE PROPOSAL –

3.0.1 This application seeks approval for the construction of a new two storey detached dwelling and detached Garage

3.1 PLANNING POLICY –

This section of the document considers the relevant South East Lincolnshire Local Plan (SELLP) policies and the National Planning Policy Framework and how they relate to and would be addressed by the proposals of this application. Relevant sections of policies have been directly extracted as required.

LOCAL PLAN POLICIES

3.1.1 The following policies are taken from the South East Lincolnshire Local Plan

3.1.2 *Strategic Policy 1 (SP1) – Spatial Strategy*

SP1 guides the distribution, scale and nature of future development in the district.

Policy 1 of the SELLP, which identifies Leake Commonside as an 'Other service centre or settlement', would generally support the redevelopment of the site for housing as it is located within the settlement boundary of Leake Commonside and will help support the settlement's role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development in this settlement will normally be limited to infill. It is therefore considered that, subject to all other matters being acceptable, the principle of residential development on this site would be supported.

3.1.3 *Strategic Policy 2 (SP2) – Development Management*

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;

8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

The application site has outline planning for up to two dwellings. The indicative approved plan shows the houses set back from the highway by approximately 6 metres (min) with 11 metre garden depths. Both plots show car parking for at least two vehicles and the application forms propose 2no. three bed units.

Based on the above it is considered that the site can accommodate the proposed single dwelling and with more void space around it, and greater distance and separation from the road and adjacent neighbouring dwellings. In the context of the amount of development the proposal would appear to accord with Policies 2 and 3 of the SELLP.

3.1.4 **Strategic Policy 3 (SP3) – Design of New Development**

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop

This has been covered in more detail in later sections.

3.1.5 **Strategic Policy 4 (SP4) – Approach to Flood Risk**

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development¹ or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.

3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:

- a. demonstrate that the vulnerability of the proposed use is compatible

The Decision Notice for the previous approval confirms that finished floor levels for two storey dwellings shall be set no lower than 500mm above existing ground levels which would set finished floor level for the proposed dwelling at approx. 2.5m ODN.

3.1.6 **Strategic Policy 29 (SP29) - The Historic Environment**

Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

- The historic archaeological and drainage landscape of the Fens;
- The distinctive character of South East Lincolnshire market towns and villages;
- The dominance within the landscape of church towers, spires and historic windmills;

The application site is located in an area of salt-production dating from the Romano British to medieval periods. A possible Late Saxon slattern (salt-

producing site) lies to the north and medieval saltern have been identified to the east, along Caleb Hill Lane.

Furthermore, a Romano-British ditch and pottery have been found on Chapel Road, to the north of the proposal.

Given the site's history, Heritage Lincolnshire previously recommended a condition be imposed to require the developer to commission a scheme of archaeological works in accordance with a written scheme of investigation that shall be submitted to and agreed with the Local Planning Authority. It is expected that this will be transferred onto any new permission for this proposal if the scheme of investigation is not completed prior to/during the application process.

3.1.7 **Strategic Policy 30 (SP30) – Pollution**

All new development must take into account the potential environmental impacts on people, buildings, land, air and water arising from the development itself, existing land uses and any former use of the site, including, in particular, adverse effects arising from pollution.

The site has a variety of small structures within it and these may have been used for agricultural purposes. A contaminated land assessment has been submitted with the application accounting for the previous planning condition placed on the development.

3.1.8 **Strategic Policy 31 (SP31) – Climate Change and Renewable and Low Carbon Energy**

There is an increasing need for South East Lincolnshire to mitigate and adapt to climate change. The Government has set ambitious targets for reducing carbon dioxide emissions and increasing the proportion of electricity from renewable sources. National guidance is found in the NPPF 9, the UK Marine Policy Statement⁶⁰ and the National Policy Statement for Renewable Energy ⁶¹. The East Inshore and East Offshore Marine Plan¹¹ will also be relevant. The reduction of emissions in South East Lincolnshire may be tackled by carefully siting development to encourage cycling, walking and the use of public transport; providing energy-efficient buildings; and developing renewable energy schemes.

The proposal incorporate measures of improving greener vehicle choices and other renewable/low carbon enhancements by way of installing low emission boilers, electric vehicle (EV) charging points etc. This accounts for the previous planning condition placed on the development.

NATIONAL PLANNING POLICY FRAMEWORK 2018

3.1.9 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; and be sufficiently flexible to adapt to rapid change
- ii. Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change;
- iii. Approving development proposals that accord with an up to date development plan without delay

3.1.10 The adoption of the ELDC Local Plan 2018 negates a lot of the earlier paragraphs in the latest NPPF with regards to plan making. Other relevant paragraphs include but are not limited to paragraphs 63, 68, 109, 110, 127, 170, 175.

3.1.11 The main planning issues in this case are considered to be:

- i) The principle of development
- ii) Impact on the character of the area
- iii) Impact on amenity
- iv) Highway Safety and accessibility
- v) Flood risk and drainage
- vi) Biodiversity and Geodiversity

The following sections analyse the issues above and provide additional information not covered elsewhere as required under the statutory requirements of a Design and Access Statement.

3.2 USE –

3.2.1 The proposal for the application site is wholly supported by planning policy and has already been approved for residential development.

3.2.2 The proposed residential use will be compatible with surrounding land uses and the positioning with road frontage mimics the pattern of development in the vicinity.

3.2.3 There are no historic or listed buildings in the vicinity which could require special consideration.

3.2.4 Traffic flows to/from the property will not have any adverse impact. Visibility is good in both directions and there will be full turning facility and parking on the proposed driveway.

- 3.2.5 The land to the SW of the application site requires access and the surface water drain to the NW boundary requires at least a 6m maintenance strip within which nothing can be erected or planted as a permanent obstruction. The access will simply be closed off at the roadside with a traditional timber five bar gate. The access will eventually be finished in compacted hardcore and/or grasscrete.

3.3 AMOUNT –

- 3.3.1 The application site area for the proposed dwelling is approximately 0.12Ha. The roadside frontage measures approximately 33m in length. The rear is approx. 40m and depth is between 38m to the NW and 31m to the SE.
- 3.3.2 The area of land to the SW of the proposed dwelling is approximately 7 acres. Whilst it is not domestic curtilage, it gives an opportunity for the applicants to landscape the land to provide a haven for ecology and biodiversity. There are future plans to excavate a lake and provide native planting to the boundaries and within the site and use as recreational ground for the family. There are no plans to seek approval for housing or any other form of development on the land to the SW.
- 3.3.3 It is established by previous approval that this is sufficient for the construction of 2no, detached dwellings. The current applicant wishes to build their own single dwelling and detached Garage which will ultimately have a greater void and separation from adjacent properties.
- 3.3.4 The site is in a prominent location and currently provides a natural visual relief and views through to the open countryside beyond. This application for a single dwelling as opposed to two brings with it the benefits of maintaining an element of that visual relief.
- 3.3.5 By siting the proposed new dwelling centrally on the site there would be at least 18m separation from Lynern to the NW and 26m to Dalebarry from the two storey dwelling. The proposed garage would be 10m from Dalebarry in the position of the current Nissan huts and timber outbuildings, but of a much smaller footprint at 57m² compared to the combined footprint of the existing structures at 125m².
- 3.3.6 The separation created by the maintenance strip and drain and distance to the proposed gable of the dwelling would allow a visual break in the street scene through to open countryside and the general open nature of the boundary treatments would maintain a sense of place appropriate to this rural location.
- 3.3.7 The proposal also includes a relatively small area of the former agricultural land to be changed to domestic curtilage as part of this application. The former site area approved for dwelling was approximately 660m². The assumed position of the village envelope (as per the Settlement boundary for Leake Commonside) is shown on the

site plan and indicates that the site encroaches outside the local plan boundary line by 242m².

- 3.3.8 The combined ownership of the two plots and the land to the rear has enabled a greater distance of frontage and landscaping to position the proposed dwelling back more comfortably at least 17m from the roadside opposed to only 7m under the current approved development for two properties. This is partly due to the fact that the site as proposed is slightly deeper, but as it is, and always will be, in the ownership of the applicant, the land to the SW naturally creates an extension of the views and rear garden and patio. There is no need for obstructive 1.8m high close boarded fences to the rear boundary under this application maintaining the character of the location more appropriately.
- 3.3.9 It should be noted the front of the proposed dwelling is still level with the front 'build line' of Lynern.
- 3.3.10 The proposed 5 bedroom detached dwelling is a two storey design with the fifth bedroom within the attic roof. The detached double garage would have an office / games room at first floor. It is also proposed that the garage will be constructed and used as temporary accommodation during the construction of the dwelling.
- 3.3.11 Footprints for the dwelling and garage are 175m² and 60m² accordingly.

3.4 LAYOUT –

- 3.4.1 The positioning and distance from the road and separation and void this creates has been explained in earlier sections. Whilst the proposed dwelling is relatively large, the mass/void ratio and positioning would be effective in assimilating the dwelling and garage into the street scene without being oppressive or out of character.
- 3.4.2 The orientation of the dwelling has been twisted slightly to face more indirectly to the properties on the opposite side of the road and to follow the natural bend of the road. The garage building would be orientated to minimise the scale when viewed from the roadside with the gable facing the road.
- 3.4.3 The NW side of the site requires a 6m easement strip for maintenance access which will be combined with access to the associated land to the rear.
- 3.4.4 The main vehicular access from Chapel Road is to the SE corner.
- 3.4.5 Parking and full turning facilities will be provided within the curtilage of the dwelling so exiting site will always be in a forward gear.

3.5 SCALE –

- 3.5.1 The layout of the proposed infill scheme is based on the linear form of the existing residential built development along Chapel Road and seeks to continue this pattern of development. The proposed dwelling will be two storeys in height, which is considered to be in keeping with the style of other residential properties located along Chapel Road and throughout Leake Commonside. A fifth bedroom will also be provided in the attic.
- 3.5.2 Whilst adjacent properties Lynern and Dalebarry are bungalows, we feel there is sufficient separation and the design, scale and orientation of the dwelling is such that there would be no adverse impacts upon those neighbours or their amenity
- 3.5.3 The site is in Flood Zone 3 and according to the accompanying Flood Risk Assessment, floor levels should be raised a maximum of 0.5m above ground levels to accommodate potential flooding depths at the site.
- 3.5.4 The landscaped frontage to the site would play a role in screening and assimilating any new dwelling into the street scene.
- 3.5.5 Although not considered to be an important open landscape, the development of the site has been designed in such a way that glimpsed views of the agricultural land and countryside beyond the site will be retained, ensuring the rural character of the village is protected.
- 3.5.6 However, it must be considered that although this site is located immediately adjacent to agricultural land by its very nature, an open space, it is a site with some existing built structures and therefore its development should not be restricted or limited to preserve views of the land beyond which is not the subject of any protected landscape designation. Furthermore, the removal of the existing dilapidated corrugated structures on site and erection of sympathetically designed residential dwellings represents an environmental benefit to the site and surrounding area.

3.6 LANDSCAPING -

- 3.6.1 Landscaping is not to be seen as an adornment to the built development, but as an integral part of the overall scheme.
- 3.6.2 The proposal seeks to implement natural screening to assimilate the proposed development into its surroundings.
- 3.6.3 We propose that surface water would discharge into existing drains and foul drainage to mains sewers serving Chapel Road. If soakaways are required,

percolation tests would need to be carried out to establish whether ground conditions are suitable but we see no reason why the infiltration rates would negate the possibility of soakaways or crate type systems in this location.

- 3.6.4 All surface water drains to the perimeter of the site will be retained to assist in the collection of surface water run-off of the site, the land to the rear and the surrounding land. This will maintain the current free flow of water into the drain so capacity is unaffected by the proposed development.
- 3.6.5 Further surface water proposals could include the installation of trench filter drains (comprising of perforated drainage pipes surrounded in aggregate) alongside boundaries (really only a consideration to the SE) to capture any potential run off from the development and to improve ground conditions in general as required.

3.7 APPEARANCE –

- 3.7.1 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.
- 3.7.2 The proposal needs to be aesthetically pleasing. There is a range of vernacular and form in the vicinity and the proposed buildings should be designed at reserved matters stage to be reflective of the surroundings.
- 3.7.3 The proposal is to be a one-off design to suit the applicant's requirements for their forever home. Because of the range of vernacular there is opportunity for to input their own identity, features and ideas into the design.
- 3.7.4 The form of the dwelling and principally the front elevation would take a traditional appearance with brick detailing, exposed chimney stacks, rainwater goods and materials to reflect.
- 3.7.5 Since the rear is predominantly south facing there are large panels of glass to make the most of solar gain and natural light into the internal spaces.
- 3.7.6 The opportunity to create a private and non-overlooking first floor terrace has been taken. This would be accessible from the first floor and via an external staircase positioned adjacent to the Utility/rear entrance
- 3.7.7 The master bedroom and other rooms facing south benefit from open views across open countryside.

3.8 ACCESS –

- 3.8.1 The proposed vehicular access points are indicated on the site plan. The approval of the two dwellings under application ref: B/19/0239 indicates that there are no objections from highways in relation to highway safety and visibility.
- 3.8.2 The ground floor accommodation will also be designed in full accordance with Approved Document Part M of the Building Regulations which requires the consideration of ambulant disabled people.

4.0 SUMMARY AND CONCLUSIONS –

- 4.1 The application proposal is consistent with the South East Lincolnshire Local Plan and the guidance set out in the National Planning Policy Framework which promotes sustainable development.