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REF: 3629-20

**RESIDENTIAL DEVELOPMENT
ADJ THE ROOKERY
ROOKERY ROAD
BICKER
BOSTON
LINCS
PE20 3DB**

FOR

L RUDKIN



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
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This application is a re-application of B/20/0076 following receipt of the refusal notice dated 29th May 2020. This re-application attempts to deal with the following reasons for refusal.

- 1. The proposal would see the erection of a two-storey dwelling within the side garden area of a non-designated heritage asset known as The Rookery. The allowance of this proposal would appear to overdevelop the site and further erode the setting of this asset, causing significant harm to the asset's character, appearance and identity as well as the immediate character of the area. The proposal would therefore fail to preserve and enhance the asset and its setting, and the wider area, and be contrary to Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036), and contrary to Section 16 'Conserving and Enhancing the Historic Environment' of the National Planning Policy Framework (2019).*
- 2. The siting of the proposed dwelling, which would see its gable end less than 2m away from the neighbours patio area, would have significant detrimental impact on the amenities of the occupiers of the adjacent dwelling to the west known as 'Ashdene', by way of dominance, visual intrusion and loss of sunlight through overshadowing. The proposal therefore fails to protect neighbours amenity and is considered contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and contrary to section 12 'Achieving Well-designed Places' of the National Planning Policy Framework (2019).*

BACKGROUND

The site is located on the adjacent side garden of The Rookery, Rookery Road, Bicker, Boston, PE20 3DB and is within the development boundary of Bicker.

An application for a 3-bedroom chalet bungalow was made on 24th February 2020 and validated on 5th March. The application was finally determined on 29th May 2020 after various discussions with the Planning Officer and Manager.

SITE ASSESSMENT

The site is within an existing established area of dwellings which most of them in the vicinity were erected on the original land of The Rookery. The host dwelling is set back from the road and is referred to as a non-designated heritage asset. The Rookery was built approximately 1845, The Rookery's front elevation, access, parking and heritage railings will not be affected by the new dwelling on the West side will not affect the street scene.

The red line has been left the same due to the re-application, however, the fence line to the dwelling is further away from The Rookery.

A daylight/sunlight assessment has been carried out which shows there will be no or very little impact on the neighbouring property.

USE & APPEARANCE

The proposal is for a single dwelling in line with the host dwelling The Rookery. The dwelling was originally a 3 bedroom property, however, this has now been reduced to a 2 bedroom with all bedrooms on the first floor. The dwelling has been spun round 90 degrees to allow for the impact of the gables to be taken away from the host dwelling and the neighbouring bungalow. The single storey projection has been removed from the rear to allow for the turning of the dwelling which will allow for more space between the boundaries and properties. The dwelling will be of high-quality materials and stone cills to highlight the host dwellings historical assets.

AMOUNT & LAYOUT

This dwelling is now a 2 bedroom chalet bungalow with the main living accommodation on the ground floor. The plot allows for turning and parking of 2 cars and a generous garden to the rear. The dwelling position and layout has been designed taking into account the importance of any issues resulting into the potential overlooking or possible overbearing effect or loss of amenity on neighbouring properties which has been addressed by the daylight/sunlight survey submitted with this re-application.

LANDSCAPING & BOUNDARY TREATMENT

A new 1.8m boundary fence is proposed to the Northern and Western boundaries which will match the Eastern boundary. A site specific landscaping scheme has been sympathetic to the site. The original heritage white railings will remain and create the front boundary between the new dwelling and host dwelling.

ACCESS & SUSTAINABILITY

The proposed dwelling is located in the village of Bicker and close to amenities. The frontage allows for an individual access into the site with parking and turning facilities allowing for a low landscaping scheme to compliment the dwelling. Access to the site is possible by foot or by vehicle with good visibility either side of the entrance. Access to an within the property to comply with Part M of the Building Regulations – Access to All.

FLOOD RISK

The application site is within Flood Zone 1, therefore, there is no need to raise FFL. The DPC will be 150mm above FGL, therefore, allowing the dwelling to fit into the street scene.

CONSLUSION

It is considered the proposed development is suitable for it's site and the area. The details included with this application demonstrate that previous concerns by the Planning Officer in application B/20/0076 are unfounded. There are no problems of overlooking or overbearing nature in the proposals and the presumption in favour of approving residential applications.

In summary, it is intended that the proposal is of benefit not only to site but also to this portion of Bicker.

S L Darlow
June 2020.