

Design and Access statement

Proposed New Dwelling House

At

Wressle House

Brigg Road

Wressle

North Lincolnshire

For

Mr and Mrs. K. Turner

DN20 0BU

Howdenshire Ltd

September 2015

1.0 Introduction

1.1 The D.A.S. has been prepared by Howdenshire Ltd to accompany a full planning application for demolition of Wressle House and construct a new dwelling house and double garage with retaining existing access from Brigg Road.

1.2 The statement is organised as follows:

Section 2 of the D.A.S. describes the site and surroundings.

Section 3 Describes the application proposals and deals with key issues relating to access and design.

Section 4 Sets out the planning policy context for the consideration of the application related to the N.P.P.F.

Section 5 Addresses the main issue raised by the application proposal.

Section 6 Transport and Disabled

Section 7 Sets out the conclusion on the proposal.

1.3 The proposed development is to demolish the existing dwelling house and rebuild a new dwelling and double garage retaining existing access, in addition the application is accompanied by a number of technical reports.

- Structural report by Alan Woods and Partners.
- Topographical survey By Alan Woods.



2.0 Site Location and Description

- 2.1 The site comprises part of Wressle House and gardens and village play area situated of Brigg Road, Wressle.
This is a substantial garden and village play area to the west of the house with a tennis court to the south side of the dwelling house. The existing dwelling to be demolished is situated to the south of the village and East of Brigg Road with a stream to the North of the property which runs in an eastward direction.
It is proposed to move the proposed dwelling some 10 metres from the stream to give access for maintenance. The proposed dwelling is therefore relatively secluded from the public domain.
- 2.2 The application site is entirely enclosed to the North and West with open countryside to the South and East. It is bounded by Brigg Road to the West and Green Lane to the South with existing building to the East.
Wressle House is structural unsafe for conversion (see Alan Woods structural report) so the proposed new dwelling is two storey with extra bedrooms in the space.
- 2.3 The east is a range of out buildings including squash court and changing rooms, 3 car garages and existing barn out buildings. Some pig stys are situated to the East adjacent to an existing farm building not in the proposed site.
- 2.4 Wressle village is situated approximately 3 miles North of Brigg. The village lies on the B1207 Brigg Road which connects with the A18 Scunthorpe and Brigg.
The 2011 census indicates a population of approximately 60 people.
- 2.5 The village settlement is served by local community and social facilities at nearby Broughton ½ a mile from the proposed site.
It is well positioned to access additional education, sporting, employment and retail facilities within Brigg and Scunthorpe.
- 2.6 The village is well related to the strategic Road network in the area. The M180 motorway provides links to Grimsby to the M18 and the M62 to the North West, which provides connections to a wider regional motorway network.

3.0 Design

3.1 The proposed development is to construct a new dwelling house and double garage off the existing access after demolition of the existing house.

3.2 LAYOUT

The scheme proposed is a two storey dwelling with extra bedrooms in the roof space with dormer windows. A double garage will be constructed to the West of the main house, the layout is lounge, study, kitchen, utility room and a formal dining room all on the ground floor, including disabled cloakroom. First floor will accommodate the formal bedroom's/bath and on suites with extra bedrooms in roof space accessed from first floor landing via a staircase (see plans).

3.3 ACCESS

The application site will be served by the existing access way from Brigg Road, with new access gates and piers to fix the gates. This is a private drive way which will serve the proposed new dwelling and the conversion of the existing our buildings. This is an existing access from Brigg Road highway some ½ mile from Broughton.

3.4 DESIGN

Consideration on the design has been given to the location and the foot print of the existing detached dwelling.

A Georgian style dwelling has been designed with local materials and single pitch roof, sash windows of U.P.V.C double glazed, facing bricks to all external faces with black P.V.C. gutters and fall pipes, pitched roof dormer windows to extra bedrooms in the roof space of sash design.

3.5 MATERIALS

The materials proposed for the dwelling take their cue from the existing and local buildings around the site (see Photographs). Walls to be facing bricks, windows and doors U.P.V.C. Roof will be pitched to main house and double garage in clay pan tiles or look-a-like slate to be agreed with the local planning department.

In keeping with the context of the surrounding buildings, the principle windows are multi pane with horizontal emphasis e.g. Georgian effect.

3.6 SCALE

In terms of scale this is a two and half storey building of a detached form with a double garage.

The layout shows a detached dwelling with single storey garage set in a large garden with the village play area adjacent to the west with access from Brigg Road. The site is enclosed and screened with trees to the North and West boundaries.

- 3.7 The existing boundary treatment is existing with mature trees to the West and Northern boundary. An open boundary exists to the South with a low hedging. To the East is a new timber fence with a new hedge to be planted within the growing seasons, this will divide the site into two with the conversion of the existing building to the East and a new dwelling house to replace Wressle house to the West.



4.0 Planning Policy Context

4.1 The planning policy context for the consideration for this application is framed by the National Planning Policy Framework and the relevant Local plan which in this case is the North Lincolnshire Local Plan (Saved Policies) and the 2011 Core Strategy.

4.2 The NPPF was published in March 2012 and replaces all previous Planning Policy Guidance notes and some circulars. The framework sets out the Governments clear intention to facilitate economic growth through sustainable development, In the introduction to the framework, the minister for state says:

The purpose of planning is to help achieve sustainable development.

Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations.

Development means growth. We must accommodate the new ways by which we will earn our lives in a competitive world. We must house a rising population, which is living and wants to make choices.....

4.3 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a global thread running through both plan-making and decision-taking. The NPPF explains that for decisions-taking this means:

- Approving development proposals that accord with the development plan without delay and
- 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, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

4.4 On the issue of housing the NPPF is clear about the need for a significant increase in house building to address existing backlog and meet future needs. Local authorities are encouraged to “...boost significantly ...” the supply of housing. Paragraph 47 of the NPPF states:

To boost significantly the supply of housing, local planning authorities should:

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;.....

4.5 The Government's commitment to the importance of good design is set out in paragraph 56 of the NPPF which states:

.....Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to make places better for people.

5.0 APPRAISAL

This is a replacement dwelling for Wressle house which is a two storey dwelling set in a large garden with many out buildings, but is structurally unsafe (see Alan Woods Structural Report). Access is existing to Brigg Road, retention of Wressle play area, for the amenity of the village.

Location of our proposed development has to move some 10 m from the existing stream.

- 5.1 Core strategy sets out the broad Framework for the spatial development of North Lincolnshire and establishes a settlement hierarchy. Wressle is a rural village where small scale development will be permitted. This would be classed as a windfall site and is deliverable as such. This application site accords with the aims and aspirations of the Local Plan.

6.0 Transport and inclusive Access

TRANSPORT

- The proposed dwelling is located to the South of Wressle village, East of Brigg Road and has a bus service every half hour to and from Brigg.
- All transport hubs are at Scunthorpe and Brigg being the major centres for bus and rail connections.
- Humberside airport is located approximately 6 miles North East of Wressle.
- Cars will be garaged at the house minimum of two.

INCLUSIVE ACCESS

The main front door will be a (minimum) of one metre wide to give a present to the dwelling. The difference in level will be made up in a disabled ramp set in setts or paving slabs, giving the required gradient. A low profile threshold will be provided to both entrance doors, cloakroom door will be 925mm wide and designed with disabled access in mind, controlled by the Local Authority building inspector to give ambulant toilet facility.



7.0 Conclusion

- 7.0 The application is for a scheme of one replacement dwelling for another both being detached. The site currently comprise of existing detached dwelling, squash court, garages and out building in a very large garden with the Wressle play area within the site boundary with shared ownership.
- 7.2 The site is bounded by large trees to the West and Northern boundaries with a more open feel to the South and East. Access runs along the stream to the Northern boundary which meets the highway boundary at Brigg Road.
- 7.3 Application site is not in any conservation area plan and is not allocated for any particular use in the Local Plan.
- 7.4 The site is well screened by existing landscape and surrounding trees. It is considered the site which has existing development will not adversely impact on the exist surround area of Wressle, by this proposed development.
- 7.5 There is no Planning Policy or technical issues to prevent a grant of Planning Permission.