

Design & Access
Statement

Justification Statement
Land at

New Dwelling
Orchard Cottage
Main Street
Howsham
Brigg LN7 6LZ

Ryland Design Services Limited
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2 – Analysis of the Context of the Site & Its Surrounding Area

2.1 Application Site – The application site is on the Southern side of Main Street (B1434) at grid reference TA04820:04163. The application site is currently part of the garden area of Orchard Cottage. Orchard Cottage itself is part brick and part Tudor boarded under a concrete tiled roof which has been extended over the years to form an L Shaped property. Orchard Cottage sits in a large garden area with large ancillary buildings to the rear. The site area itself is laid to lawn and rises above Main Street. There are some decorative tree planting on the site. The site is within the residential context of this rural settlement and defined by the adopted local development framework.

2.2 Site Boundaries, Trees and Hedging – The majority of the boundaries of the site are well maintained hedges with shrubbery and ornamental tree planting. The frontage of the application site is partly hedged, there are some boundaries which have 1.8m timber fencing.

2.3 Adjoining development – There is a mixture of properties within the village of Howsham ranging from semi-detached, terraced through to detached and established traditional vernacular properties to the centre core of the village. Development has evolved over the years along core roads through the village. There is a variety and mixture of building materials ranging from traditional clay pantiles or natural slate through to concrete interlocking tiles, brickwork, stone, render and indeed some part timber clad buildings are visible in the area. Property sizes are again mixed with single, two and three storey dwellings locally.

2.4 Views of and From the Site - The Application Site lies to the South of Main Street when entering the village. This site is within the residential curtilage of the village. The site is seen from Main Street and from adjoining properties however there is limited views of the site from Orchard Cottage itself as there are no windows in the gable end of the property or first floor windows in the two storey offshoot. There will be no loss of Sun light and Daylight to Orchard Cottage from the development of this site due to oblique angles from the first floor windows. Long distance views of the property will be limited due to vegetation and the sites position.

2.5 Road/Vehicle and Pedestrian Access – The plot itself has site frontage to Main Street and Orchard Cottage is served by a substantial Block Paved and Gravelled drive in the North West corner which incorporates a large turning area and garage facilities to Orchard Cottage. This access point can be developed as with previous schemes to serve the new building plot. Due to the position of landscaping the access provides good visibility in both directions and it is within the 40mph limit of the village. There is footpath access to the centre of the village on the Northern side of Main Street to the site.

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2.6 Public Rights of Way – There is no public right of way over the site.

2.7 Archaeology – It is not known if there are any archaeological remains on the site. There is no evidence of any ground features within the site. The applicants are unaware of any archaeological interest.

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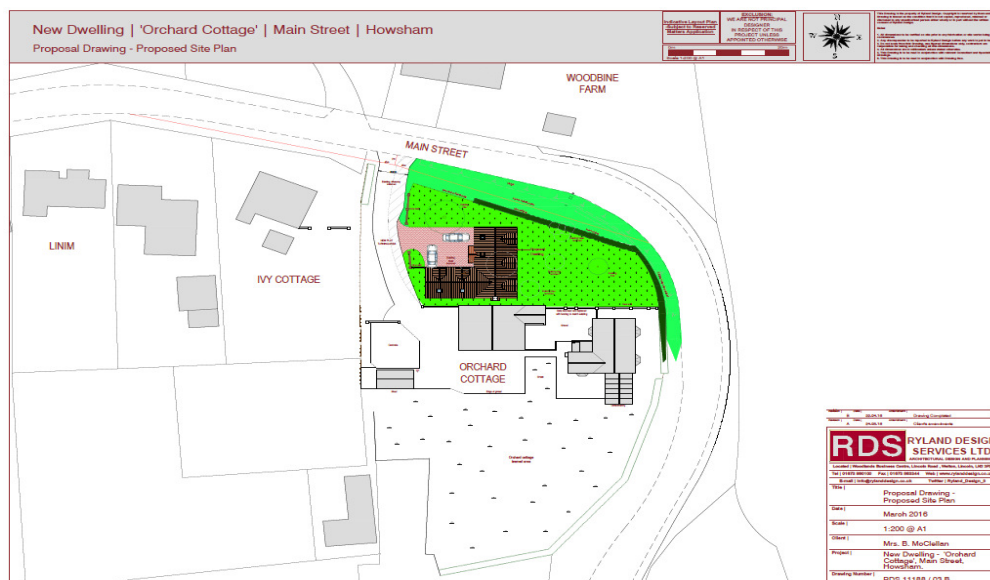
3 – Design Concept Theory/Design Appraisal

3.1 Scheme – The Scheme has been designed following a survey and analysis of the site its constraints, opportunities and surroundings to produce a development appropriate to this location and in character with the traditional development found in the area.

3.2 Use – An Outline Planning Application is sought for the erection of a new chalet type property on the frontage of this site to include alterations to the access, car parking and garage. The property will be constructed on under used garden area and it is felt that the development would snuggle into the existing C3 Residential Context of the area.

3.3 Amount – Although this is an outline planning application it is envisaged that the Chalet property will house 3 bedrooms with an attached garage. It is felt that the density of the development is similar to that of adjoining properties on Main Street and that the proposals take into account the site constraints and Highways provisions.

3.4 Layout – The layout has evolved as a result of the constraints and opportunities that present themselves for this site. The layout takes into account previous permissions and the applicant's wishes for the development. The layout seeks to complement the existing settlement pattern which does show properties close to the Main Road as well as set back in multiple positions.



The scheme shows levels of amenity space which are similar to those of adjoining properties, the layout shows that car parking and turning can be provided within this development. The layout also shows the retained trees and provision for landscaping.

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3.5 Scale – The scale of the development should not be confused with the size; this is a relative measure and in architectural terms the scales of the building is normally judged against other buildings, space around them or man itself. A development in the form proposed and its scale relates well to human scale and will create a familiar environment to which people will react well. Site levels in term of scale and the relationship with the existing development adjoining the site have all been considered when developing these proposals. The first floor windows would be arranged in such a way as not to unduly affect the neighbouring amenities. The scale is appropriate to provide the accommodation necessary whilst maintaining a buildings scale with the street scene. The proposed scale is intrinsic to the existing character of the area. The development built in the form proposed would provide a variation of scale which in turn creates a visually interesting area that is appropriate in a sense of scale and characteristics across the development.

3.6 Landscaping – The existing frontage hedge row will be retained and extended however this is to be sited behind the visibility splays on the access which were previously agreed on the earlier planning approvals. Garden trees within the site have been removed within the site to open up views of the landscape to the East.

3.7 Appearance – The dwelling is proposed as a 1½ storey property to minimise the impact on the adjoining properties. The property could be constructed in an approved facing brickwork under a clay pantile, slate or rosemary tile roof, with dormer windows to take advantage of view to the east whilst they can be positioned to negate any overlooking of the neighbouring properties. Roof lights would be proposed on the southern and western roof scapes with a cill heights of around 1.7m again to avoid overlooking particularly of Ivy Cottage and Woodbine Farm. It is felt that the dwelling with this type of design solution would give a sense of place within the village and not have a negative impact on the surrounding properties or the location.

3.8 Access – The existing access point would be developed to give a 4.5m width of entrance for the first 10m and a minimum of 3.7m until the new access point to the plot is proposed, thereafter it will revert back to the existing width. Car parking is provided within the plot with sufficient space for turning and manoeuvring to allow vehicles to entre and leaving in a forward gear. Visibility at the access will remain unaffected by these proposals and it can be noted that new hedging is proposed behind the visibility splays. The visibility splays are shown on the attached indicative drawing are those previously agreed under the original planning approvals. Disabled access and firefighting access can be provided to this dwelling location in line with the Building Regulations.

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- 3.9 Drainage - Foul drainage will be connected to the main foul sewer system in the areas which Anglian Water should not object to. Stormwater drainage will be connected to soakaway drainage subject to a percolation test carried out under the BRE Digest 365. The design will take into account that there should be no surface water run off that will cause flooding issue to the adjoining location.
- 3.10 Flood Risk –There is no requirement for a flood risk assessment in respect of this project. When viewing the Environment Agency Flood Risk mapping system the site is within Flood Zone 1 where the Environment Agency do not consider flooding to be likely.

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4 – Planning Policy

4.1 – The Application Site is located in a Rural Settlement of Howsham as defined by the North Lincolnshire Local Development Framework.

4.2 – The National Planning Policy Framework was formerly adopted in March 2012, this document has affectively replaced the National Planning Policy system and calls for sustainable development and in paragraph 7.7 indicates 3 terms of sustainable:- Economic, Social and Environment. These three dimensions give rise to the need for the planning system perform in a number of ways.

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

When assessing the development against this policy the development will relate strongly and give a positive contribution to the area, providing development of the right type in the right place creating no issues for the village or adjoining development. The development only supports this strong and vibrant village of Howsham by providing a further property which will meet local needs and requirements for this and future generation creating high quality built environment which is accessible to all local facilities. The properties will have low running costs, built from sustainable materials providing good U-Values and limiting the amount of natural resources used for the running of the properties helping towards mitigating climate change. The unduly restrictive plan policies which have limited development over the past number of years with unduly restrictive policies and provisions have resulted in a constant under provision of housing within many areas in the district.

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4.4 The NPPF Paragraph 35 requires development – should be located and design were practical to create safe a secure layouts which minimise conflict with traffic, cyclists and pedestrians and avoid street clutter. In this case dedicated car parking has been provided within the eye sight of the new dwellings and providing safe off street car parking free from the foot paths therefore not hindering cyclists or pedestrians and safety of all classes of road users. The scheme therefore complies with Plan Policy in respect of the Highways provisions with safe and functional access and layouts.

4.5 - The National Planning Policy Framework Paragraph 58 Requires that Planning decisions “should aim to ensure that developments”:-

- Will function well and add to the overall quality of the area not just for the short term but for the life family development.
- Establish a strong sense of place using street scapes and building to create an attractive and comfortable place to live work and visit.
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses “including incorporation of green and other public space as part of the development” and support local facilities and transport networks.
- Respond to the local character and history and reflect the identity of local surroundings and materials, whilst not preserving or discouraging appropriate innovation.
- Create a safe and accessible environment where crime and disorder, and a fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

It is considered that this scheme could be of architectural quality and could make a positive contribution to the area and represent a suitable design solution in line with the existing form of development within the vicinity. It is felt that the elevations of the buildings could be well conceived with good detailing with the use of materials that are not inappropriate to the setting. The layout has been thoroughly discussed and debated and suitable size amenity space. Windows could be positioned in a manner which would minimize any harm to the amenities of the occupiers of the adjoining dwelling.

4.6 – Whilst highlighting the importance of the role that contextually appropriate and good design should play in the proposal, the NPPF paragraph 60 also states that planning policies and decisions should not attempt to impose architectural styles or tastes and should not stifle innovation in order to conform to certain development styles. It is felt that these proposals create a sense of space and distinctive character.

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4.7 - Local Plan Policies. It is envisaged that the proposal would comply with the new policy of the adopted Local Plan when read alongside the NPPF. It is not intended to highlight these policies individually however it is felt that the design and layout of the development proposed could comply with these core policies and in general it is felt these policies call for development to be:-

- In keeping with the character of the village,
- To protect and enhance local distinctiveness,
- Be of correct scale and mass,
- Have a provision for car parking,
- Create a well-designed housing layout in order to create an attractive,
- High quality living environment in which people want to reside.
- The scheme still achieves the above criteria without affecting living conditions of neighbours.

With this proposal:

- There is no loss of any features, which would be a detriment to the locality.
- The development would not interrupt any important views.
- The land has not been allocated for other uses and therefore is not essential for the local community
- The development is in keeping with developments in the area.
- The proposals are in easy reach of the local services and the Primary Road Network.
- The scale and massing of the proposals are considered satisfactory.
- The proposals as shown on the indicative plan, can achieve an attractive spacious development.
- The proposal will have no effect on adjoining private amenity spaces.
- Approved materials will be used.

Development within Settlement Curtilage - It is proposed that the new dwelling will not adversely affect the character of the area, will not set a precedent for future similar development that would consequently cause adverse effect and that the development will be inkeeping with Local Strategies and does not cause any negative affect on the infrastructure of the village.

The proposed development is arguably compatible with the predominant residential development in the area. The building will not create any overlooking to the existing properties in the area. Landscaping has been carefully considered together with its

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positions to maintain open views where practically possible with no over bearing dwellings.

It is considered that Local distinctiveness of the village has been considered with this infill development within the residential area of the context of the village. There are no issues with protective species or other wildlife on the site.

4.8 – The March 2016 North Lincolnshire development framework which at its core has a presumption in favour of sustainable development was formally adopted. Policy PS1 indicates the council will take a positive approach that reflects a presumption in favour of sustainable development in line with the NPPF. It indicates that planning application that accord with policies in the Local Plan will be approved without delay unless there is material considerations indicated otherwise. It is perceived that any development of this site would not impact significantly or demonstrably outway the benefits of prudent development when accessed against the Plan Policies and the NPPF.

4.9 – Plan Policy CS3 – Development Limits Sets the areas where development is expected which includes rural settlements like Howsham. Adopted insert map 81-Howsham includes the proposed site within the development limits of the village where the capacity of the village is envisaged to grow. It is felt that the village can accommodate future development based on existing and proposed infrastructure, its access to facilities and service and level of public transport. Policy CS8 goes on to say that new housing in rural settlements will create opportunities for small scale infill development that maintains the viability of the settlement meets identified local needs without increased the need for travel. This site previously has had planning permission twice for a new dwelling and this application seeks to re-establish that approval. Although the site can be classed as garden area it is under used and its development will continue the settlement pattern of close to the Highway fronting development. Under policy CS5 – delivering quality design in North Lincolnshire it is felt that this property could be designed to present a well-balanced sense of place and partial gateway to the village. As shown on the indicative plan its position can be accommodated and it takes into account the space around it and impact on neighbouring properties. Car parking can be integrated into the scheme as well as landscaping and the property can be constructed to a high insulated construction standard to minimize the impact of carbon omissions upon the environment. .

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5 - Conclusions

5.1– The proposed development has been designed to give minimal impact on the surrounding area.

5.2– Principally, the development has been designed to be incorporated into this setting without compromising neighbouring amenity or requiring unnecessary boundary treatments, which would be out of context with the locality.

5.3– It is considered that the development of this site would not adversely affect the character and appearance of the area, the proposal in no way set a precedent for future similar development that would cause an adverse effect – in any event, it must be stressed that each case must be dealt with on its own merit and therefore have a regards to the unique characteristics of the site it is envisaged that these particular set of circumstances would not be repeated in the settlement often. It is felt that the development is well informed, and takes into account local plan policies and national planning policy statement.

5.4 – The site context has been appraised through site levels, desktop studies of relevant policies, materials and visual appraisals of the site and its surroundings.

- The proposal has been prepared having regard to the local plan policy background as well as a review of national policy guidance and strategies which are considered relevant to the application. The sites full context has been assessed; this includes physical (landscape and buildings) social (nature and community), economic (effect on local economy) and planning policy.
- Renewable energy – the property could be well insulated to reduce the carbon footprint to give an excellent EPC to provide a property that shows betterment over the Building Regulations to allow future generations to occupy the property keeping energy bills to a minimum.
- Local Economy – The site would provide jobs and work in the local community and provide further dwellings to use the facilities within the service village.

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- Ecology – It is felt that the site offers limited ecology value and therefore no policies are considered to be affected by this development. In fact there are opportunities within the site of further planting which would boost the ecology of the area.
- Transport – There is no issue with construction vehicles on the road. There is good access to this site. Therefore construction vehicles will not cause a hazard. Parking and safe vehicular access will be provided to the residents of the property, therefore good quality access and be provided for all.
- Flood Risk – The site is not in a flood risk area.
- Landscape and Visual Impact – Existing landscaping to the boundary will be retained as shown on the submitted drawings with new landscaping added to provide a more visually attractive area.
- Heritage/Archaeological Assets – It is considered that the proposals will have no effect on any of the Local Heritage Assets within a 1km of the site including designated and undesignated buildings.
- Arboriculture – The proposed development would not result in the removal of any specimen trees or hedging on the site. The proposals will have no effect on any TPO Trees in adjoining sites.
- No Public rights of way would be severed or diverted due to this application

5.5– The Submitted drawings show the survey and scheme proposal in detail

5.6– In summary, it is felt that the dwelling will satisfy all relevant planning policies, tree protection and day light requirements as detailed within the above statement. The scheme would result in a density and form of development appropriate to the vicinity and this unit has private amenity space, commensurate with the size of the proposed dwelling and has fully considered the need for any domestic paraphernalia and bin storage.