

Land rear of, 1 Ferry Road East, Barrow upon Humber,
North Lincs, DN19 7AZ

Design & Access Statement

1.0 Introduction

This Design and Access Statement has been prepared by NWP Building Design on behalf of Mr Neal Platt of 3a Pembroke Ave, Scunthorpe. This Full Planning Application is for a new dwelling. In brief the proposal is for a detached residential dwelling with associated off-road parking and garaging.

Following the receipt of the refusal of PA/2023/1707 and the subsequent discussions with Ian Stuart (planning consultant) this application is a resubmission as a free go. The amended documents submitted will hopefully deal with the original concerns raised by the planning officer.

Before submitting an appeal against the refusal PA/2023/1707, prospective appellants are advised in the Procedural Guide to enter into discussions with the LPA to examine whether a revised application might meet the concerns of the LPA. Having followed that procedure, This resubmission follows an exchange of correspondence between Ian Stuart and Daniel Puttick which has led to a greater understanding of the concerns which led to the previous refusal of permission.



2.0 Site Context

The site is currently owned by the occupants of 1 Ferry Road East which is located South of the land. They have a long narrow garden from their property which leads on to this open garden space. Also to the south are the amenity spaces of 2 other dwellings fronting Ferry Road East. This boundary has a couple of large trees and a 2m tall hedge row. To the East are a couple more private gardens with the nearest dwelling to this boundary being approx. 30m away. This boundary also has a couple of trees providing privacy. To the North is the private garden of a large single dwelling approx. 25m away and as you can see from the aerial photo this boundary is very dense with trees and hedging. Finally, to the West is an open field which is currently owned by Keigar Homes, who have an approved planning permission to build a further 18 dwellings.



The aerial view shows a previous Keigar Homes development in the early stages of its groundworks, this development of 9 dwellings is now complete. In summary the immediate area surrounding the site is or will be predominantly private domestic dwellings to all sides. The application site currently has fencing or other positive boundary markers on all boundaries.

The application site is approximately 0.097 Ha in area. Topographically the site is level from East to West, with a slight fall from South to North. The approximate level of the site is 7.3m AOD.



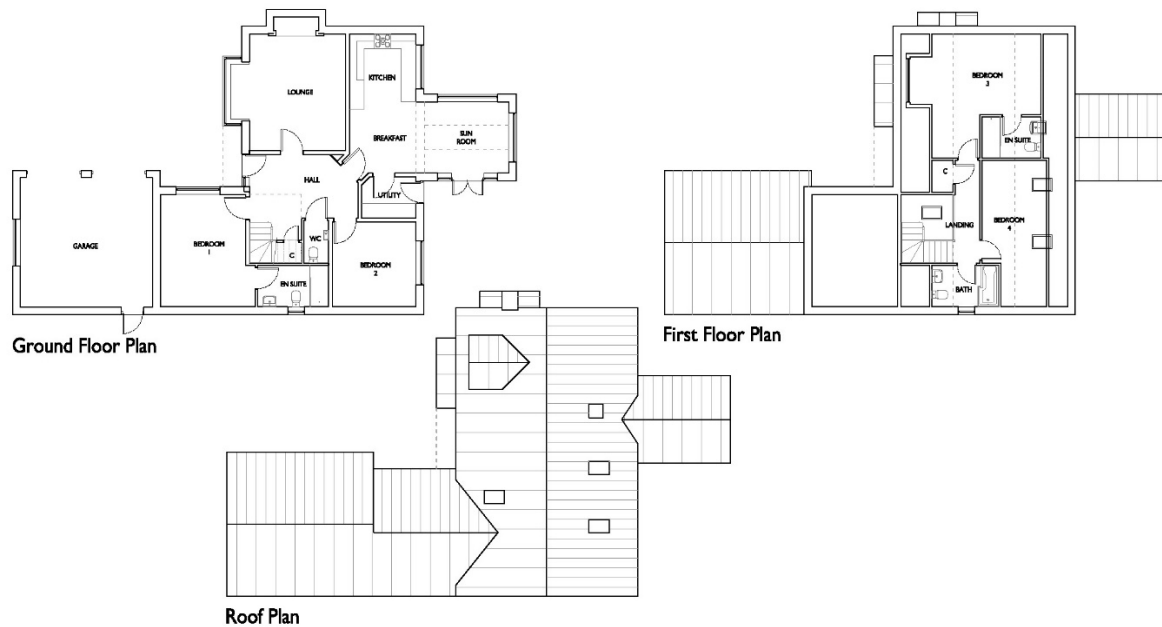
3.0 Layout

The proposal is for a 4-bedroom detached chalet bungalow comprising of approximately 161m² (1732 square feet) gross internal area. Please refer to drawing no. 427 1 003 for further details of the house layout. With regards to the layout of the site, the proposed dwelling is to be West facing, predominantly facing the current field due to be developed by Keigar Homes. The house has been centrally positioned on the plot but its main reason for its proposed siting is to do with the surround trees and protecting their roots as much as possible. The proposal has 2 parking spaces in the attached garage & 2 spaces in front of the garage. The drive layout also incorporates an area for turning so you can leave the private drive in a forward-facing manner. The private drive itself crosses a proposed spring walk footpath and connects on to the proposed Keigar Homes highway part of PA/2021/970. Keigar Homes have agreed if approved, to alter the design on the spring walk paths as shown below. The visibility for vehicles entering or leaving the plot will be uninterrupted as the only visual obstruction for vehicles leaving the drive will be a border of planting each side of the driveway. The plot currently has some sort of fencing on all boundaries, but it is intended to remove a section of the Western boundary hedge and fence to make way for the proposed driveway entrance and also open up the plots overall frontage. Where needed it is proposed that all other boundaries receive a new 1.8m tall timber panel fence.



4.0 Scale

The proposal is to build a chalet bungalow with bedroom accommodation at FF in the roof space. The attached single garage will be single storey. The main House is to have a straight ridge from side to side when looking at it from the West.



The eaves level of the main house will be approximately 2.7m and the attached garage eaves being 2.5m. The proposed footprint is to be approximately 12.0m(w) x 17.0m(d).

5.0 Access

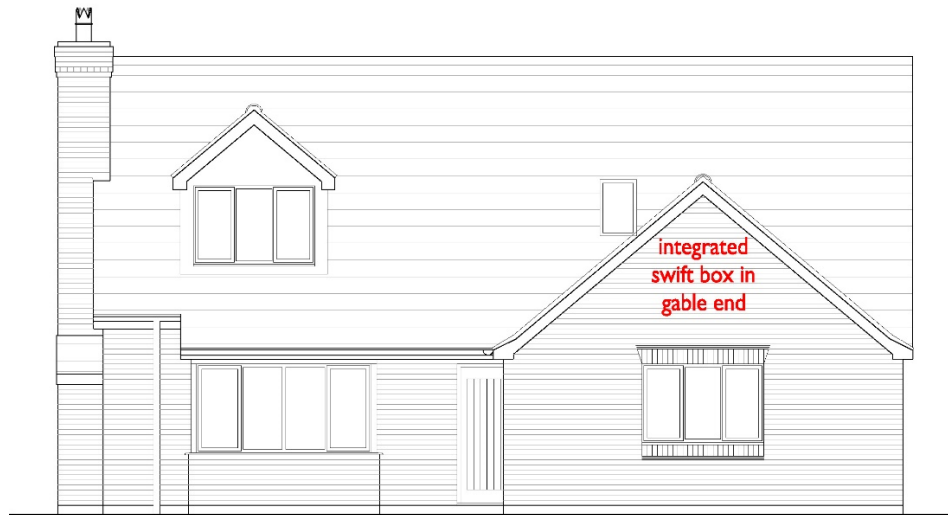
Access to the dwelling is by means of a 3m wide driveway providing a right of way across an area of open space which forms part of the approved layout of housing which is in the course of construction by Keigar Homes Ltd (PA/2021/970). The applicant and his/her successors will have a right of way and an obligation to maintain it. In order to accommodate the driveway, Keigar Homes Ltd have agreed to revise the design of the spring walk in such a way that the pedestrian links are distinguishable from the driveway as well as continuous within the estate from north to south.

The principal access door is to be set approximately 300mm above the existing site levels. This will keep the floor slab of the dwelling as close to existing site levels as possible taking in to account the surrounding site levels. The principal access door will also provide disabled access to the dwelling in accordance with current part M regulations.

Regards parking arrangements it has been possible to provide 2 off road parking space to the new dwelling plus 2 garage space and a turning area.

6.0 Appearance

The proposed property has been traditionally styled to tie in with its neighbouring original houses and other buildings in the surrounding area. Looking around the area of Ferry Rd East there is a mix of brick fronted or rendered elevations. With this proposal only being visible from the proposed Keigar Homes development, materials have been based on their proposed new houses.



West Elevation

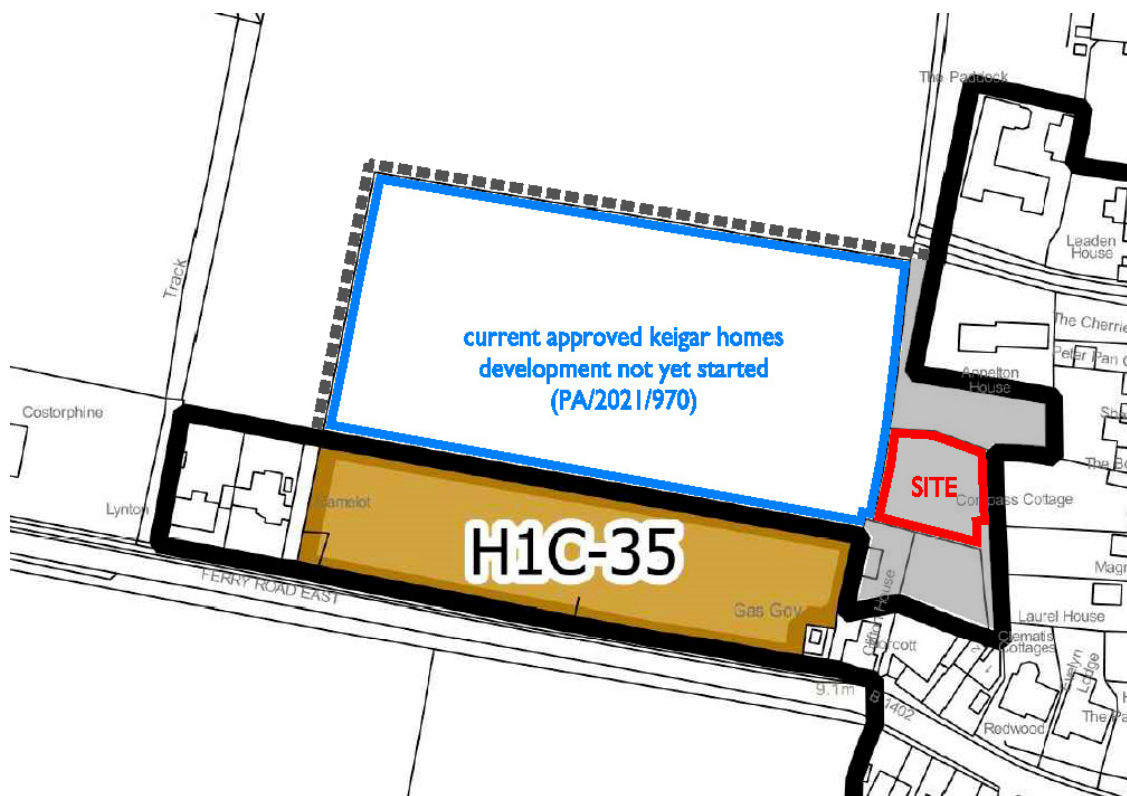
This property will be brick built with plastic fascia's and soffits to eaves and gables, with brick heads and sills above and below window openings. Roof tiles will be flat concrete interlocking tiles. Windows & rear door frames are to be uPVC & the front entrance door is to be a timber/composite door, colour of door still to be confirmed.

Also included in the design of the dwelling is an integrated bat box on the Northern main house gable and an integrated swift box built into the Western garage gable of the property to help enhance the ecological function of the site once developed.

7.0 Conclusion

Discussions have been had and the appropriate notices have been given to both Keigar Homes and the current landowners to be able to make this application.

The area of land is no longer a functional asset to the landowners and occupants of no. 1 Ferry Road East and therefore seeking it to be sold as a building plot. On the latest draft development map of barrow, the site is outside the development boundary, but due to the approval of the additional Keigar Homes plots, is it acceptable to assume that the next update of the development map boundary would automatically include the site area within it.



The thick dashed line around the Keigar Homes development is my assumption on how the boundary would be updated meaning the site would then be included in the development boundary. The light grey hatching shows the area that would automatically come within the development boundary.

Before submitting an appeal against the refusal PA/2023/1707, prospective appellants are advised in the Procedural Guide to enter into discussions with the LPA to examine whether a revised application might meet the concerns of the LPA. Having followed that procedure, This resubmission follows an exchange of correspondence between Ian Stuart and Daniel Puttick which has led to a greater understanding of the concerns which led to the previous refusal of permission.

In summary, it has emerged that the design of the proposed dwelling and the principle of development is accepted. The concern which led the refusal of permission was the introduction of the driveway and its perceived impact on the landscaped spring walk.

It was clear from the following excerpts from the delegated report that, apart from the question of the driveway, there were no other reasons why planning permission should not have been granted:

The “principle of new residential development” of the site is “acceptable”;

The “design of the building itself is considered to be acceptable and in keeping with the character of the area”;

It would not result in adverse impacts for occupants of existing dwellings”;

The proposals are considered acceptable in terms of highway safety”;

There are no flood risk concerns;

Works to trees and hedges “are considered acceptable”.

This resubmitted planning application is intended to address the concerns relating to the design of driveway with regard to the interaction with the pedestrian routes through the spring walk. In particular it provides for the footpath links to the north and south to be continuous and distinguishable from the driveway as suggested by yourself. As the spring walk has not yet been constructed, it is straightforward for the layout to be amended and Keigar Homes Ltd have agreed to do so as confirmed in the attached email.

All in all, I feel the application is an acceptable proposal for a new dwelling and is a good use of the now land locked patch of land.

