

PLANNING/DESIGN & ACCESS STATEMENT

Full planning application for a change of use from a duplex flat at first and second floor to 3no. additional flats at 11 Henderson Ave Scunthorpe North Lincs.

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1. INTRODUCTION

Shepherd Technical Services have been instructed by BA Properties 2014 Ltd to produce this Planning/Design & Access Statement in support of a full planning application for a change of use from a duplex flat at first and second floor to 3no.additional flats. The LPA is North Lincolnshire Council. The site is not located in a Conservation Area.

2. THE APPLICATION SITE

The site that forms the basis of the application is the first and second floor above the convenience store at 11 Henderson Avenue Scunthorpe North Lincs.

3. CONTEXT

The site lies within the urban part of Scunthorpe. The existing building is over three floors with a convenience store at ground floor and the duplex flat covering both the first and second floor.

The existing use has been in operation since 2014.

The properties to the west, north and south are residential.

The change of use would result in the provision of flats that comply in size with the NDSS what is predominantly an urban location in an area where there no such provision.

4. THE EXTENT OF THE PROPERTY/AMOUNT/LAYOUT

The site covers an area of 0.283 hectares(283sqm.) with the actual building spread over three floors. GF 233sqm, FF 76sqm and 61sqm.

The gross floor is not to be increased by extension.

5. THE SIGNIFICANCE OF THE PROPERTY

The building footprint is retained as existing, and the external alterations as proposed will be minimal. The windows to all habitable rooms will generally be the same so there will be no additional overlooking issues to the adjacent residential properties. As such there will be no change to its significance in the area.

6. PLANNING POLICY

CS1 part a states, *'Scunthorpe will be the focus for the majority of new development and growth, including housing, employment, retail, sustainable transport links, and higher order services and facilities to serve North Lincolnshire.'*

CS2 Delivering More Sustainable Development

The development is located within the development boundary of the town, with predominantly residential buildings in the close vicinity.

The site, and town, are well located, minimising the need to travel and enabling journeys to be carried out on foot or on public transport. The site is well located to support the commercial facilities nearby in the village, reducing the need for travelling further afield.

Given that the site is within the defined settlement boundary, has established domestic properties surrounding the site, and ranks as a highly sustainable location, it is considered that the scheme would not have a detrimental impact on the town, and should be considered acceptable when considered formally under a Planning

CS3 Development Limits

The proposal is within the development limit of Scunthorpe, and therefore considered sustainable and suitable.

CS5 Delivering Quality Design in North Lincolnshire

All new development in North Lincolnshire should be well designed and appropriate for their context. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

7. THE PROPOSED WORKS/DESIGN

The existing building is three storey with tradition construction with exterior facing brick walls under a tiled trussed roof. The existing timber second floor will be upgraded with adequate sound insulation compliant with Part E of the current building regs. New upvc windows and doors are to be added. Both heating and electrics will be designed by a M&E services engineer. Each flat will meet the requirements of the NDSS. It is proposed to utilise the existing on-site drainage and no new connections to public sewers will be needed.

8. LANDSCAPING

There is no further soft landscaping proposed on site as the site will be fully developed. The existing tree adjacent to the site entrance is to be retained. The new access way and rear carpark to be constructed in porous paving.

9. RELEVANT PLANNING HISTORY

A search has been undertaken on the North Lincs planning portal map search. The results are indicated below: -

Reference PA/2022/1582

Proposed Development Planning permission for new extended flat roof to rear storage area

Date Valid 2 September 2022

Decision Approve

Decision Date 26 October 2022

Consultation End Date 7 October 2022

Reference PA/2016/1575

Proposed Development Application for minor material amendment to planning application 2014/0337 for additional windows, roof lights and air con units.

Date Valid 29 September 2016

Decision Approve with Conditions

Decision Date 9 December 2016

Consultation End Date 26 October 2016

Reference PA/2016/585

Proposed Development Planning permission for installation of ATM, extension of existing ramp and installation of 11 bollards

Date Valid 4 May 2016

Decision Approve with Conditions

Decision Date 1 July 2016

Consultation End Date 26 May 2016

Reference PA/2015/1441

Proposed Development Advertisement consent to display reflective ATM collar surround sign

Date Valid 19 November 2015

Decision Approve

Decision Date 6 January 2016

Consultation End Date 15 December 2015

Reference PA/2014/0337

Proposed Development Planning permission to carry out an extension to the convenience store at ground floor and extensions to existing flat at first floor

Date Valid 22 April 2014

Decision Approve with Conditions

Decision Date 10 July 2014

Reference PA/2013/1415

Proposed Development Planning permission to erect a single storey extension to convenience store

Date Valid 6 November 2013

Decision Approve with Conditions

Decision Date 31 December 2013

10. TRANSPORT/ACCESS

The proposal site is located at the corner of Henderson Ave and Donnington Gardens within the urban area of Scunthorpe with both vehicle and pedestrian access. The immediate local area is predominantly residential but there is a mix of uses within the area including both retail and community facilities.

It is considered that the proposal is located in a sustainable location, close to the main bus transport route, approximately 1km from Scunthorpe train station. This site is within walking and cycling distance of Scunthorpe Town Centre and its range of services and facilities.

Adjacent on street parking is available for offloading of occupants and any unforeseen deliveries.

Any vehicular parking is available via the public parking spaces available on the east side of Henderson Avenue.

11. FLOOD RISK

The development site is in zone 1, which means a flood risk assessment is not required.

12. CONCLUSION

Waste storage will be increased to cope with the increase in flats.

The alterations to the building will add to the number of flats available at this urban location.

The development will have no impact on the neighboring properties as shown within this statement.

To that end we recommend approval of the application as laid out in the accompanying drawings and statement

