

Design and Access Statement

Full Planning Application for a Two Storey, Four Bedroom, Detached Dwelling

Land to the Rear (east) of Wolds View,
Spilsby Road,
Skendleby
Lincolnshire
Northing: 369735 Easting: 543421

For

Mr A Barton
Church Farm
Croft Lane
Croft
PE24 4SL

Project Number: MMXX-0034

March MMXXI

m i s u r a

ARCHITECTURALDESIGN

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1 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Mr A Barton of Church Farm, Croft Lane, Croft, Lincolnshire PE24 4SL and seeks planning permission for a single, two storey, four bedroom detached house.

2 THE SITE AND LOCATION

- 1.1 The site is located in the medium sized village of Skendleby, as defined in SP1 of the East Lindsey Local Plan – Core Strategy. “A *tranquil, shady village on the hillside amidst parkland*” as described by Nikolaus Pevsner. It falls within Flood Zone 1 (Low Risk) of the Environment Agencies Flood Mapping Zones and an area of Outstanding Natural Beauty (AONB) in the Lincolnshire Wolds. To the north-west is the Grade II listed church of St Peter and St Paul, while to the south are the Grade II Listed buildings, the old bay fronted post office and Skendleby Hall. A public footpath services the site to the north and south through the majority of the village. The site also has an existing access, complete with drop kerbs. The site is to the east of the main access road known as Spilsby Road, also referred to as Main Road, and runs in a north-south direction. The site is currently vacant and semi-overgrown with grass and scrubland and dense bushes on either side of the site entrance. The site is elevated and rises from west to east. To the west and lower section of the site is a pair of undistinguished semi-detached houses. To the north is a bungalow and to the south are a pair of large agricultural buildings. The site is enveloped with large trees to the northern boundary, large shrubs to the southern boundary, with a garden fence to the west boundary. The boundary is open to the east. The site has no distinguishing features. There are prominent views of the church tower from the southern points of the site at the highest point. The site is hidden and screened from the footpath and road and the new dwelling would sit between the bungalow to the north known as ‘Wolds End’ and the pair of semi-detached houses known as ‘Kerranda’, forming an ‘infill’ development. To the north-east of the site is a recently approved application for the erection of a detached house and a pair of semi detached houses (N/154/01223/18).





3. DESCRIPTION OF THE PROPOSAL

3.1 The proposal is for planning permission for the erection of a two storey, four bedroom detached house, positioned to the north-west corner of the plot. The property has an existing vehicular access, complete with drop kerbs and could accommodate at least 5 car parking spaces. The property would sit on the elevated part of the site giving views to the church tower.

4. **PLANNING POLICY**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan Comprises: the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan document; and where relevant the Horncastle Neighbourhood Plan. The governments National Planning Policy Framework (NPPF) is a material Consideration.

4.2 **EAST LINDSEY LOCAL PLAN – CORE STRATEGY**

4.2.1 In considering the application, regard is given to the East Lindsey Local Plan adopted 2018. Policy SP1 sets the Settlement Pattern which shall guide the distribution, scale and nature of future development. It shows Skendleby as a ‘medium’ sized village. Policy SP2 reiterates the NPPF by requiring a **positive** approach with a presumption in favour of sustainable development and to approve proposals which accord with the local plan.

4.2.2 Policy SP3 relates to housing growth and the location of inland growth. It sets the overall housing strategy, including allocations in the towns and large villages, whilst Policy SP4 relates to housing in the inland medium and small villages, such as Skendleby.

4.3 **POLICY SP4 HOUSING IN INLAND MEDIUM AND SMALL VILLAGES**

4.3.1 Policy SP4 allows small scale residential development in two scenarios

4.3.2 Within the medium and small villages, the conversion and redevelopment of sites for housing will be supported, where those sites are brownfield or have agricultural buildings on them that have become disused. The following criteria will have to be complied with:

- It must be demonstrated that the site has been actively marketed for either a community, economic or leisure use at an appropriate price for a period of 12 months and;
- Only that part of the site considered as brownfield should be reused or redeveloped and should not include areas of open countryside or adjacent open space.
- Consideration should first be given to the conversion of any buildings on site where they do or could enhance the character of the area. If demolition is to be supported it would need to be clearly demonstrated that the existing building does not contribute to the character of the area, that the building was unsafe or that it was not structurally possible to convert.

4.4 Housing will also be supported in the medium and small villages where it can conform to the following criteria:

- In an appropriate location* within the development footprint** of the settlement as infill, frontage development of no more than 2 dwellings.
- Conforms to clause 2 of Strategic Policy SP 25 – Green Infrastructure.

*Appropriate location means a location which does not conflict, when taken as a whole, with national policy or policies in the ELDC Local Plan.

**Development footprint is defined as the continuous built form of the settlement and excludes individual buildings or groups of dispersed buildings which are detached from the continuous built up area of the settlement. It also excludes gardens, community and recreation facilities, land used for an active employment use.

4.5 Given that the site and the new dwelling fall between the properties known as 'Wolds End' and 'Kerranda', it would fit the criteria as described as "*an appropriate location* within the development footprint** of the settlement as infill, frontage development of no more than 2 dwellings*".

4.6 **POLICY SP25 GREEN INFRASTRUCTURE**

Although ELDC will refer to SP25 in their decision process, the site does not fall within the policy as it is not classed as an 'open space.

4.7 **POLICY SP10 DESIGN**

4.7.1 Local Plan Policy SP10 seeks to support well designed sustainable development, which maintains and enhances the character of the districts towns, villages and countryside by the use of high quality materials, layout, scale, massing, height and where relevant density, which reflects the character of the surrounding area. The advice is reflected in the NPPF paragraphs 124-131. Although it points more to larger scale developments, rather than individual domestic building plots.

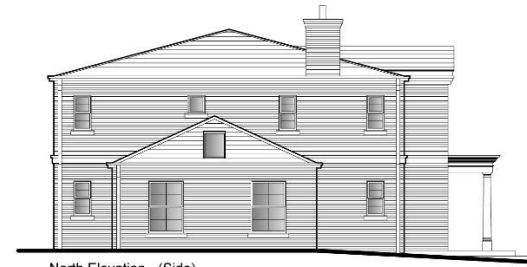
4.7.2 The development will maintain and enhance the character of the village

5. **DESIGN**

5.1 The design for the new property is based on Georgian Classicism. That is to say, the principal of proportion of the façade, wall space to window space, of room height and room length and so on. Not the individual elements such as pediments, pilasters or details. This has been applied more so to the principal elevations, north, south and west (principal elevation). The property is symmetrical and consists of a main two storey section with two single storey lower wings to the north and south. There is a central two storey projection with a stone entrance portico. The materials proposed are of the highest quality including facing brick work, natural slate roofs, decorative stone detailing including window surrounds, keystones and cills with a stone string course included between the ground and first floor windows. The windows themselves will be powder coated aluminium in an approved colour. The property has been positioned on the highest point of the elevated site to take advantage of the view of the church tower. Although the tower only is visible from the site, the property would not be visible from the church yard level or surrounding area. Albeit for a one or two properties within Skendleby, there are no properties with any architectural merit.



West Elevation - (Front)



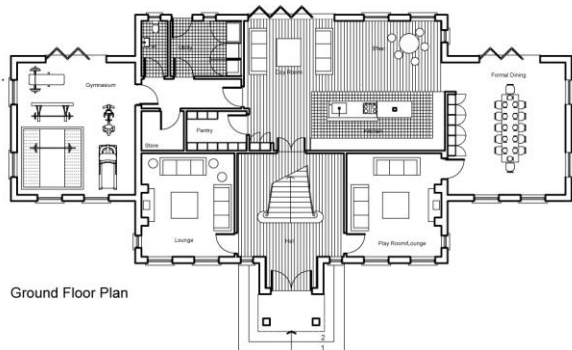
North Elevation - (Side)



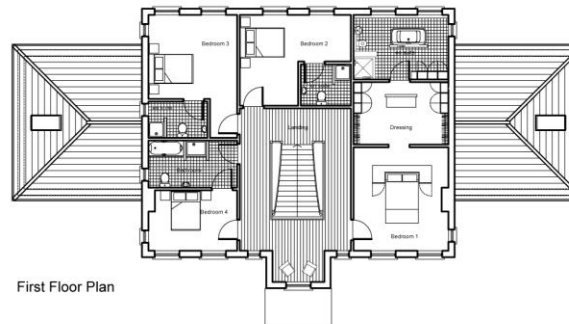
East Elevation (Rear)



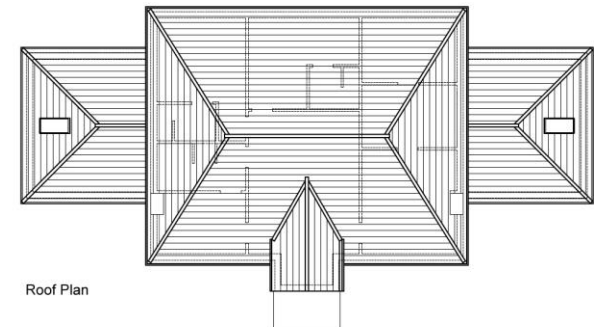
South Elevation - (Side)



Ground Floor Plan



First Floor Plan



Roof Plan

5.1.2 Point 5 of SP10 of the Local Plan Core Strategy states that development will be supported provided it does not unacceptably harm any nearby residential amenity. This advice is consistent with paragraph 127 of the National Planning Policy Framework.

5.1.3 The dwelling to the north 'Wolds End' is some 20m from the northern boundary and screened by mature trees. The property to the west 'Kerranda' has some windows on the east elevation but is some 25m from the proposed west elevation of the new property. Therefore it should be considered there will be no loss of privacy or amenities. We would also reiterate, this an appropriate location within the development footprint of the settlement as infill, frontage development of no more than 2 dwellings.

The following photos are examples of properties along Spilsby Road and nearby.





6. IMPACT OF THE DEVELOPMENT ON THE SETTING OF THE LISTED BUILDINGS

6.1 SP11 of the Local Plan Core Strategy aims to secure the continued protection and enhancement of heritage assets in the district and support proposals that preserve and enhance heritage assets and their setting and special character, appearance and setting of conservation areas. This advice is echoed in the National Planning Policy framework paragraphs 184-202 which relates to proposals

which affect heritage assets and provides guidance on considering potential impacts on the significance of designated and non-designated assets.

Section 66 of The Planning (Listed Buildings & Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.2 Although Skendleby is not within a conservation, it is acknowledged it is within the AONB. Some distance to the south of the site are Skendleby Hall (Grade II listed) and The Old Post Office, or part of, (grade II listed). Given the distance, change in levels and intervening landscape and buildings, it is considered that this development would have neutral impact on the setting of these buildings.

The church of St Peter and St Paul (Grade II listed) lies to the north-west of the site and is considerably lower. As previously stated, the church tower is visible from the highest point of the application site. But given the difference in levels and screening from trees between the church and the site, the new dwelling would not be visible from the church. Therefore, would have no significant impact on the setting of the schurch. Paragraph 196 of the NPPF advises that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.”*

The Old Post Office – Grade II



Skendleby Hall – Grade II



Church of St Peter and St Paul – Grade II



7. **CONCLUSION**

- 7.1 Given that the development falls within policies SP1, SP2, SP3, SP4, SP10, SP11 and if relevant SP25 of the East Lindsey Local Plan Core Strategy and the relative paragraphs of the NPPF, it would suggest that this application should be processed positively and proactively and be given the full support of ELDC and approved.