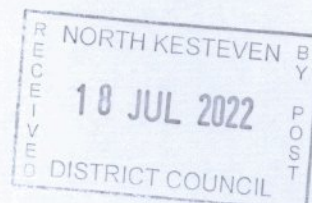


Section 42/2004 Planning Act Clause 37A Supports the 1990 Planning Act as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004. These require Local Planning Authorities to prepare and keep up to date development plans which set out the policies and proposals for controlling developments small or large, the system must be "Plan-Led". On this particular Full Planning Application by Emma Padden she wishes it to be determined under the policy/plan as an Annexe/Ancillary use Accommodation Bungalow for her Disabled Father and as a particular infill/backland site under and the NKDC Principle of Development Policy Plans which set out further requirements and wishes this Application to be reasonably considered against the Central Lincolnshire Local Plan (CLLP) and the National Planning Policy Framework (NPPF) 2021 creating a Sustainable Community in this case in Timberland, Lincolnshire.

Miss EMMA PADDEN,
12 Auckland Crescent,
Timberland,
Lincoln,
Lincolnshire,
LN4 3RT.



This is now at the stage of a Full Planning Application with conditions expected to be determined for Approval under the special circumstances rule to consider the importance of a detached Bungalow for the use of my father who is progressively disabled (Please see attached supporting letter from his Medical Practice GP Dr S. Raja Dated 24 June 2022) It is also intended to meet the latest National Planning Policy Framework (NPPF) 2021 and Local Plan that sets out plans and Policies that help towards sustainable places that are attractive and in this case essential for my father and ~~mother~~ to live in, helping towards the dwelling needs for economic and environmental policy requirements. Please note backland/infill developments of this nature have previously been approved or advised to approval by NKDC, for example and therefore setting a precedence as follows:

14/0375/FUL 16 Birch Close North Hykeham (Erection of Bungalow & Detached Garage ?)

20/1771/ADVICE The Grange 16 Broughton Road, Carlton le Moorland, LN5 9HN (Erection of detached 2 storey backland Dwelling ?)

21/1158/FUL 7 Station Road, Metherringham, Lincolnshire, LN4 3HR (2 No. Bungalows with Garages set back off the main street scene ?)

ADDRESS OF SITE:

To the Rear/South of my Semi Detached Home noted above and as shown on Drawing L440/2R included herewith along with Drawings L440/1R & L440/3R

DESCRIPTION OF PROPOSAL

The proposal is for 1 No. Detached Dwelling Single Storey Annexe Bungalow with Disabled Facilities and with 2 Bedrooms one En-suite or Study and totally having a Gross Internal Floor Area of circa 63sq. m There will be ramped access. The Plot Area including the proposed Annexe Bungalow equals circa 284sq. m with ancillary and shared access of 3m wide Circa 16 sq. m in sustainable grey Block Paving to match existing already installed to front and side of No. 12

PLANS & INFORMATION SHOWN ON THE FOLLOWING:

Drawing No. L440/1R Proposed Elevations and GF Plan Layout and Scale Bar.

Drawing No. L440/2R Proposed Block Plan and existing Location Plan

Drawing No. L440/3R Proposed Indicative Sections Specification Notes indicating Sustainable Construction.

PHILOSOPHY APPROACH *The criteria for this proposed 2 Bedroom Annexe Bungalow is set out generally above.*

However particular reference has also been made to the NPPF (2021)

Para 38 Page 13 Refers: Decision-making. The LPA should approach decisions on a proposed development in a positive and creative way etc., Decision-makers at every level should seek to approve applications for sustainable development where possible.

Para 55 Page 15 also refers to Planning Conditions and Obligations Local Planning Authorities should always consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Para 153 Page 45 also refers to Planning for Climate Change. Local Plans should take a proactive approach to mitigate and adapting to climate change and support renewable and low carbon energy etc.

DESIGN COMPONENTS & KEY ISSUES:

The Design components are intended to reflect in keeping with the existing materials on the host house and will mostly reflect in the sustainable materials, installations and on site construction.

This includes the installation of energy efficiency Solar Panels and or Ground Source Heating or equal (Subject to the Applicant obtaining suitable Design/Quotations along with conditional approval.

The Applicant intends for the design to include towards the challenge of mitigating Climate Change etc.

The Government has set ambitious targets for reducing carbon dioxide emissions and increasing the proportions of Electricity from renewable sources.

Vehicle Charging points for the future Electrical powered Vehicles.

There will be Air Quality Management throughout construction and going forward ?

Water Supplies have or will be considered accordingly under the Environment Agency water stressed areas proposals which requires the optional water supply standard of 110 litres per person per day. Water stress

will also be helped in due course by the installation of rainwater harvesting/grey water conservation and recycling to help reduce the consumption of whole water

The Applicant has included for Mobile Scooter Housing and Bin Stores

PRE-PLANNING APPLICATION No. 22/0404/ADVICE (Signed off 9th May 2022):

The Applicant applied under the pro-active Pre-Application Planning Advice process for a 2 Storey Detached 3 Bed Dwelling with Garage and received a helpful advice report but was not supported. However since then my father has become progressively disabled and now requires to have his own accommodation separate from my home at No. 12 but providing him the independence and my regular care attendance. I have taken Note of the references at that time to the CLLP generally noted above.

PRINCIPLE OF THIS ESSENTIAL BUNGALOW DEVELOPMENT:

CLLP Policy LP2 Timberland is classified as a category 6 "small village" this policy goes on to say that residential developments are typically allowed on sites limited to around 4 dwellings per site in an appropriate location.

CLLP Policy LP4 Further Policy states that residential development is typically allowed on on infill backland sites which helps the essential neighbourhood plan and community support as a total throughout Timberland meeting the necessary growth in the Village of Timberland. The proposed plot for a single 2 Bed Bungalow for a Disabled relative would meet this criteria and the sequential test for its placement elsewhere in the Village would not be an appropriate location.

CLLP Policy LP26 The Appropriate Location does not conflict when taken as a whole, with the latest NPPF (2021) policy and in addition it is proposed:

- a) retain the core shape and form of this development:*
- b) it will not significantly harm the settlement's character and appearance*
- c) it will have no impact upon the surrounding developments given that it does not extend beyond the existing developed footprint.*
- d) it will retain existing fences as screening to the adjoining properties and there will be incorporated hedges, small tree's/conifers and shrubs, subject to compliance with the local plan ex C19. and to British Standards BS 8545.*

APPEARANCE - VISUAL IMPRESSIONS:

As indicated the proposed dwelling at Construction Stage will follow the above and subsequent advice/conditions on Approval and recommendations and or reserved matters given by the LPA/NKDC appointed Senior Planning Officer and will be in accordance with the approved conditions for example provide Samples of the intended Bricks, equally sustainable Tiles and Timber Material etc. The final project will also be constructed in accordance with the Approved Documents of the Building Regulations (LABC) and all latest Codes of Practices & British Standards all to be Approved and Inspected by the appointed Approved Inspector after Planning permission and work is started not later than 2 years after the Approval of

any applied reserved matters. The new proposal includes Parking Areas and for Access Driveways and will have included the essential needs to comply with DDA and Safe Ramp and Level Access.

IMPACT ON THE ENVIRONMENT AND OR RESIDENTIAL AMENITIES.

The NPPF and the LPA (NKDC) do seek to ensure a good standards of amenity for occupants of land and buildings. The new dwelling development will be provided with these to avoid adversely affecting the amenities of adjoining premises, in terms of loss of privacy or overshadowing.

There are no known Increases or Impacts on the local Environment and the additional foul waste will be via the existing connections or as follows

If required the Applicant is prepared to obtain the AIR QUALITY ASSESSMENT Report from an approved consultant !

Surface Water may also be accommodated with a form of Sustainable Rainwater Harvesting and SUDS Drainage System with if necessary in the first instance to new Soakaways to BRE 365 and or the adjoining subject to Anglian Water Authority approval.

Foul Drainage if not connected to the existing sewer may be discharged to a new Septic/Bio Tank Klargestor/Kingspan or Equal Approved all Drainage to be installed in accordance with BS8301 (Spec 9) Refuse Collection will be via the Waste Storage and Collection Services and housed in a suitable Grey Timber Clad Refuse Bin Housing unit.

FLOOD RISK ASSESSMENT PLEASE SEE ATTACHED MAP INDICATING Rivers and Sea Risk (Very Low Risk) Surface Water Risk (Medium) Groundwater Risk (No Risk of Flooding):

Also reference will be made to Flood Resilient Construction published via www.communities.gov.uk,

Further advice on Drainage at and before construction stage will be taken from the Approved Building Control Inspector and Anglian Water and the Environment Agency

Surfaces Water will mostly be as noted and considered against the attached but may also be in part to Soak-aways installed to BRE Digest No. 365

It is planned to install Sustainable Urban Drainage(SUDS) for Parking and Paved Areas / Driveways.

Foul Drainage will be to the Existing or if necessary the installation to this new plot/dwelling a BIODISC High Performance Sewage Treatment Plant for Domestic Installations via Kingspan/Klargester and their Support Products for Rainwater Harvesting etc.

All new drainage runpipes and Manholes/Inspection Pits will be as Spec (9) and to BS 8301

EXPLANATION TO WHO HAS BEEN CONSULTED:

As per the Pre Planning Application as noted above and indicative help given by Brittany Fearfield prior to this application.

SOLUTIONS FOR OVERCOMING CONSTRAINTS:

Ms Emma Padden is open to further advice from the LPA to hopefully take this Full Planning Application Documents/Drawings/Proposals forward to a positive result She also wishes to avoid delay if refusal at this application stage is tabled and will be willing to accept some alternatives to the Design and thereby avoiding further delay resulting in an online appeal to the Planning Inspectorate at <http://www.planning-inspectorate.gov.uk>.

Concludes Design & Access Statement Dated 11th July 2022

12, AUCKLAND CRESCENT, TIMBERLAND, LINCOLN, LN4 3RT

Rivers and sea risk

Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Surface water risk

Medium risk

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Lincolnshire**.

Reservoir risk

There is no risk of reservoir flooding

Groundwater risk

No risk of groundwater flooding



Extent of flooding from surface water

High

Medium

Low

Very low

Location you selected

[View the flood risk information for the location you originally searched for \(/risk\)](#)

[View the flood risk information for another location \(/postcode\)](#)

This information meets the requirements of the EU Floods Directive 2007/60/EC