



DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING

AT

LAND ADJACENT 33 GAULTREE SQUARE
EMNETH
WISBECH
PE14 8DA

FOR

MR & MRS HUNNS

Job No. SE-1674

November 2022 rev A

1.0 INTRODUCTION

This Design and Access supports the Full Planning Application for a proposed new dwelling on land adjacent 33 Gaultree Square, Emneth, Wisbech.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited has addressed important guidelines from the Borough Council of King's Lynn & West Norfolk and Government design criteria.

The impacts of the proposed development on the surrounding area and the contributions it will make to the village of Emneth, have also been considered.

The village of Emneth already has a well-established community with a range of facilities and services within close proximity to the proposed development. Emneth is a Key Rural Service Centre as defined in the Core Strategy.

In addition, the village benefits from being a short driving distance from the towns of Wisbech, March and King's Lynn and the cities of Peterborough and Ely.

This site is located on the East side of Gaultree Square within the village of Emneth and previously had Outline Planning permission for a new dwelling which has now lapsed.

2.0 PLANNING POLICY & CONTEXT

2.1 PLANNING POLICY

The site falls inside the developed area of King’s Lynn with regards to the Borough Council current core strategy documents and therefore conforms to National Planning Policies:-

2.2 LOCATION

The site is located within the well-developed village of Emneth, the village itself being a Key Rural Service Centre. It also benefits from being classified as Flood Zone 1.

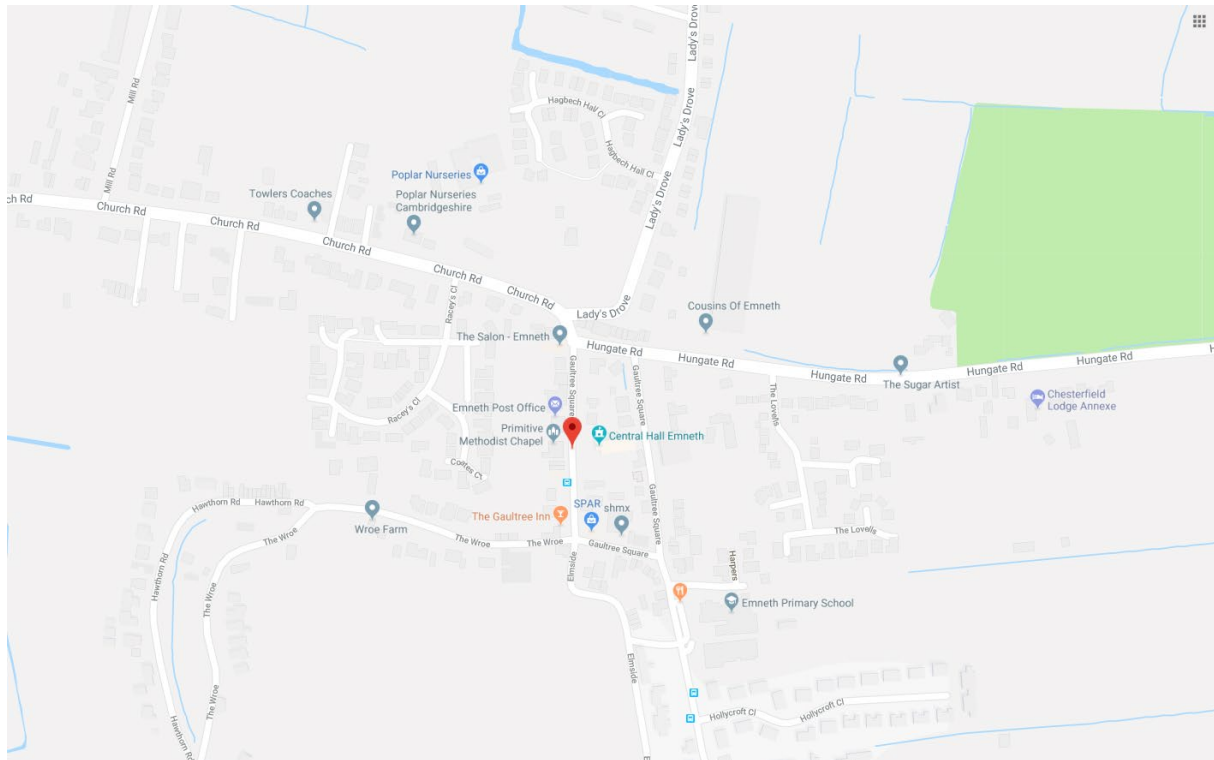


Figure 1: Digital Location Map (Courtesy of Google Earth)

This site is located on the East side of Gaultree Square and was previously associated with the curtilage of No. 33.

Planning approval was granted for one new dwelling on this site under reference 17/02314/O but has recently lapsed. This application seeks full approval.

The plot has been separated and sold to Mr and Mrs Hunns.

2.3 BACKGROUND

The site was recently subject of planning application 22/00093/F which was for full planning permission for a ‘Proposed New Dwelling’. The application was refused by the Local Planning Authority for two reasons which included (1) that the proposal would result in the loss of a parking area for the existing business at 33 Gaultree Square, and (2) that the proposal would result in the loss of light and outlook to the window on the south elevation of 37 Gaultree Square.

The decision was subsequently appealed however the Local Planning Authority did not contend the first reason for refusal and therefore only the second reason for refusal was discussed as part of the Planning Appeal.

There was no issue raised with regards to the principle of development but in their decision the Inspector raised concerns with the impact the proposed dwelling would have on the window serving the neighbouring property to the north given the proximity of the dwelling to the window in question. It was further noted in the Inspectors comments that 'there is flexibility in the application of highway standards to take account of real world circumstances and that an access to the north of the site would not necessarily be precluded on highway safety grounds'. This would suggest that the relocation of the access to the north of the site is likely to be acceptable.

Noting the above, the scheme has been revised to include the proposed access positioned to the north of the site. This has allowed for a much greater distance between the window serving the existing dwelling to the north (37 Gaultree Square) and the proposed dwelling. It is submitted that this greater visual relief afforded to the window serving number 37 Gaultree Square overcomes the concerns raised within the decision and as such the proposal can be supported.

3.0 DESIGN

3.1 USE & AMOUNT

The application Site has an area of 184.0m². The proposed site is within the development area boundary.

The proposed use for this site is residential (as previously approved) which fits into the surrounding land use. The addition of this dwelling in the location will enhance the sense of community in this area by introducing a new household who would have the opportunity to actively be part of the community.



Figure 2: Location Plan

The size and accommodation are driven by the desire to provide good quality, modern accommodation for the occupants and users of the building.

3.2 LAYOUT

The main body of the dwelling is set slightly behind number 37 giving a stepped appearance in the street scene with number 33. It is fully within the development area boundary.



Figure 4: Street Elevation

The proposed layout is as a direct response to the planning appeal decision. The dwelling has been positioned further southwards within the site which provides a greater distance between the proposal and the neighbouring dwelling to the north and as such no harm is caused in terms of loss of outlook or an overbearing impact on the occupants of the neighbouring dwelling.

An area of private garden space is located to the rear of the dwelling and access and two parking space, which comply with adopted parking standards, are provided to the north of the dwelling.

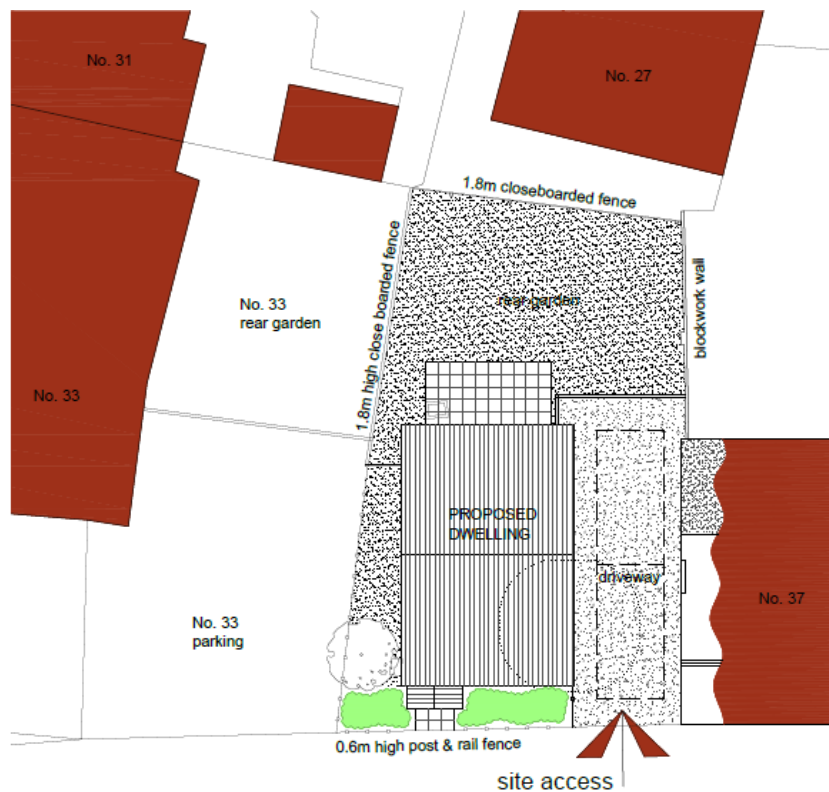


Figure 5: Site Plan

3.3 SCALE

The proposal has a similar footprint to that indicated on the outline planning approval previously granted as previously mentioned under Ref: 17/02314/O. It is the same as what was considered under 22/00093/F and by the Planning Inspector. Neither the Local Planning Authority nor the Planning Inspector raised concerns with the proposed scale and there have been no material changes to the site or the surroundings since the appeal decision. As such it remains that the proposed scale of the development is acceptable.

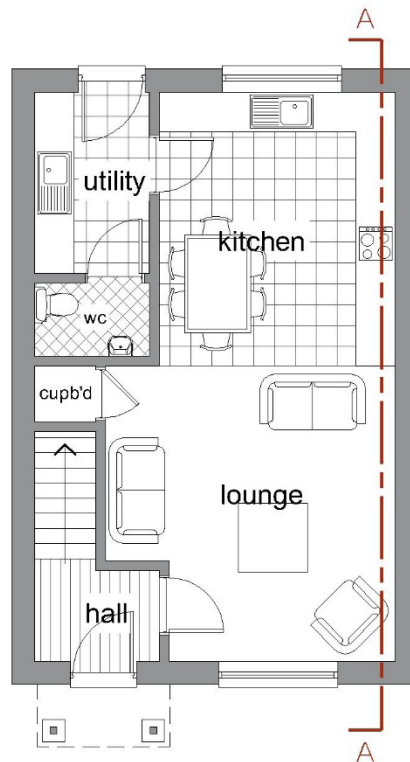


Figure 6: Ground Floor Plan

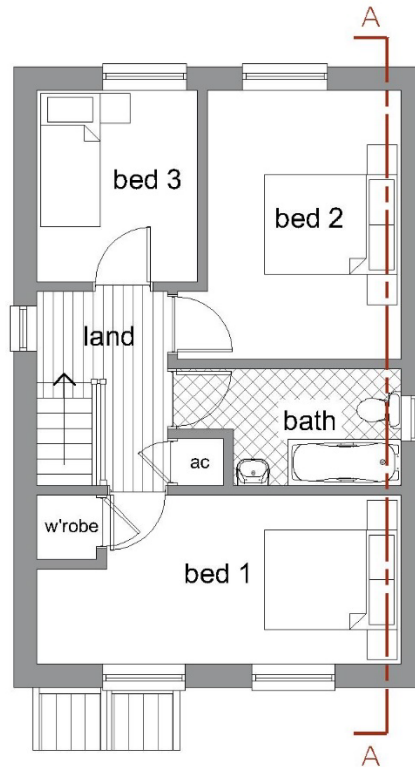


Figure 7: First Floor Plan

3.4 LANDSCAPE

The site was previously part of number 33 however it has since been separated and sold off. As part of the proposal the previously approved site access off Gaultree Square will be used.

The proposal will include landscaping and a driveway with parking to the front and planting to soften the front of the property. The rear garden will be seeded with grass and will include patio areas.



Figure 8: Aerial View



Figure 9: View of Site

3.5 APPEARANCE

The village of Emneth has a variety of architectural styles, forms, and orientations with no real overriding character to the dwelling types and mix. The proposal has been designed to reflect this and to follow the pattern of development in the area. Typically, this area of Gaultree Square consists of detached two storey dwellings.

The design of the dwelling is the same as what was considered under 22/00093/F and by the Planning Inspector. Neither the Local Planning Authority nor the Planning Inspector raised concerns with the proposed appearance and there have been no material changes to the site or the surroundings since the appeal decision. As such it remains that the proposed design of the development is acceptable.

Materials used on surrounding dwellings consists of brick and some rendered walls and a mixed degree of roof pitches largely using concrete interlocking tiles. White upvc windows and downpipes are also a common trend in the area. With this in mind the materials for the proposal will appropriately reflect and compliment the surrounding dwellings in the area.



Figure 10: Elevations

3.6 FLOOD RISK

Section 14 of the NPPF requires a sequential approach, directing new development to land at lowest risk of flooding in the first instance before land at higher risk of flooding is developed. The site is located on land within Flood Zone 1 which is at lowest risk of flooding. The site is therefore within a sequentially preferable location, complying with Section 14 of the NPPF.

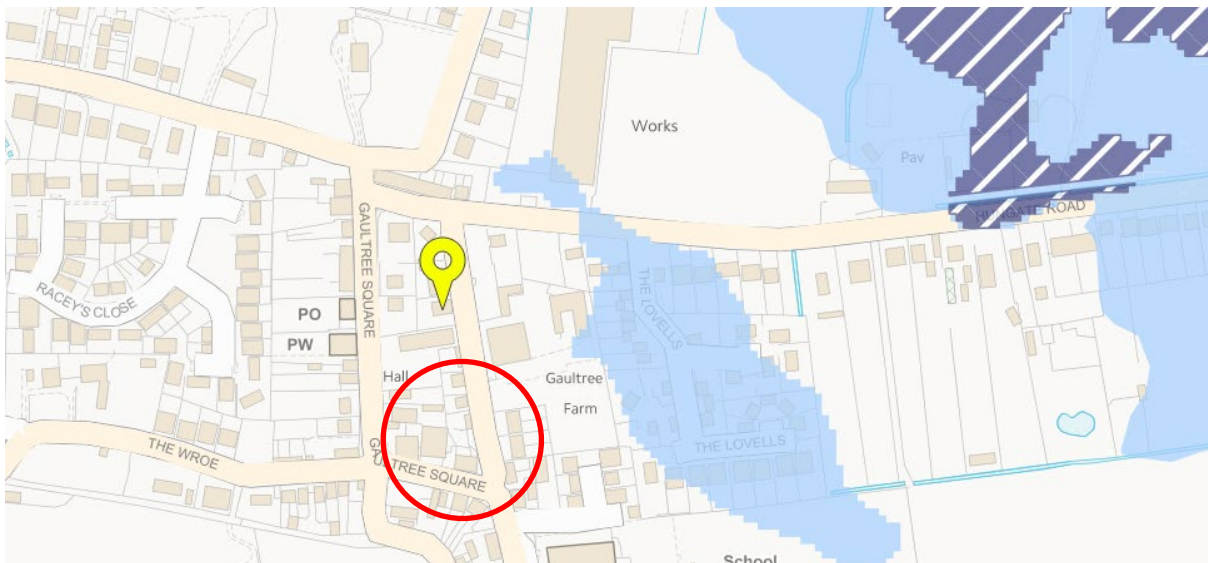


Figure 9: Extract from Flood Map for Planning

3.7 SECURITY

Security lighting is to be provided to the dwelling over the rear access and parking area, which will be dusk to dawn sensor-controlled intruder lighting in line with the Secured by design New Homes 2016 guidance.

Consideration is also to be given to fitting an intruder alarm to the new dwelling.

3.8 ENVIRONMENTAL CONSIDERATION

The water usage of the dwelling will be in line with Part G of the building regulations.

An area is to be provided in the rear gardens for the bins required for recycling by the local authority for their roadside collections.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in close proximity to a local bus service.

By road, the towns of Wisbech, King's Lynn and Downham Market and the cities of Ely and Peterborough are short distances away offering shops and services associated with larger market towns and cities.

4.2 SITE ACCESS

Vehicle access to the site is from Gaultree Square to the East. The site was previously part of number 33 however it has since been separated and sold off. As part of the proposal the previously approved site access off Gaultree Square will be used.

Noting the comments raised in the appeal decision, the access has been positioned to the north of the site to allow for better relief between the proposed dwelling and the window on the southern elevation of the property at 37 Gaultree Square. The Inspector noted that there is nothing which would automatically preclude the access being in this location and having re-examined the site there is nothing apparent which would suggest that the proposed location of the access would cause harm to highway safety.

4.3 INCLUSIVE ACCESS

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door with a level access threshold will allow access to the dwellings. Disabled people will not be segregated from any activity which may occur.