



DESIGN AND ACCESS STATEMENT

RELATING TO

**OUTLINE PLANNING PERMISSION FOR THE
CONSTRUCTION OF A NEW 1.5 STOREY DWELLING**

AT

**LAND ADJACENT 1 GAULTREE SQUARE
EMNETH**

FOR

MS J HALL

Job No. SE-1916

January 2023

1.0 INTRODUCTION

This statement supports the application for outline planning permission for a residential development for a single 1.5 storey dwelling. The application is submitted in outline with all matters reserved. The site is located at 1 Gaultree Square, Emneth.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located within the built-up settlement of Emneth. It is positioned on the western side of Gaultree Square. The area is characterised by residential development comprising of dwellings, including bungalows and chalet bungalows of varying sizes and architectural styles.

The application site forms part of the southern boundary serving an existing dwelling known as 1 Gaultree Square. There is hedging on the north, east and west boundary screening most of the land from the public highway.

The application site is located within the defined settlement boundary for Emmeth, as set out in the Site Allocations and Development Management Policies Plan and is within Flood Zone 1 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 PLANNING HISTORY

None on application site. There is planning history relating to the neighbouring site: 15/01192/F for the construction of a new bungalow – application permitted.

2.3 PROPOSAL

The application seeks outline planning permission for the erection of a 1.5 storey dwelling.

The indicative drawings show a detached dwelling, roughly the same size as one of the dwellings to the south, positioned along the site frontage and in line with the neighbouring properties. Both the existing bungalow on site and the proposal will be provided with parking spaces, with the parking spaces for the proposed dwelling located to its front. A garden area will be available to the rear of the property.

2.4 PRINCIPLE

Policy DM2 of the Site Allocations and Development Management Policies Plan (SADMPP) states that development will be permitted within the development boundaries of settlements defined in the Policies Map provided it is in accordance with other policies in the Local Plan.

Policy CS02 of the Core Strategy sets out the settlement hierarchy for the Borough. It states that Key Rural Service Centres help to sustain the wider rural community and that the Borough Council will seek to maintain and enhance facilities to support this function. It further states that local scale development will be concentrated within identified Key Rural Service Centres including new housing.

The application site is located within the defined settlement boundary of Emneth. Emneth is identified as a Key Rural Service Centre within the settlement hierarchy. The principle of the proposal is therefore acceptable in accordance with Policy DM2 and is further supported by Policy CS02 which seeks to promote housing development within Key Rural Service Centres.

2.5 FLOOD RISK

The application site is within Flood Zone 1 of the Environmental Agency's Flood Maps for planning and therefore in a sequentially preferable location in terms of flood risk, further supporting the principle of the development.



Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE, AMOUNT, LAYOUT SCALE AND APPEARANCE

The proposal is for a single 1.5 storey dwelling. The application is submitted with all matters reserved. The indicative drawings demonstrate that a dwelling of a scale and layout which is reflective of the surrounding development can be accommodated on this site. Adequate parking is provided along with private outdoor amenity space. Ample private garden space and parking will remain to serve the donor property at 1 Gaultree Square.

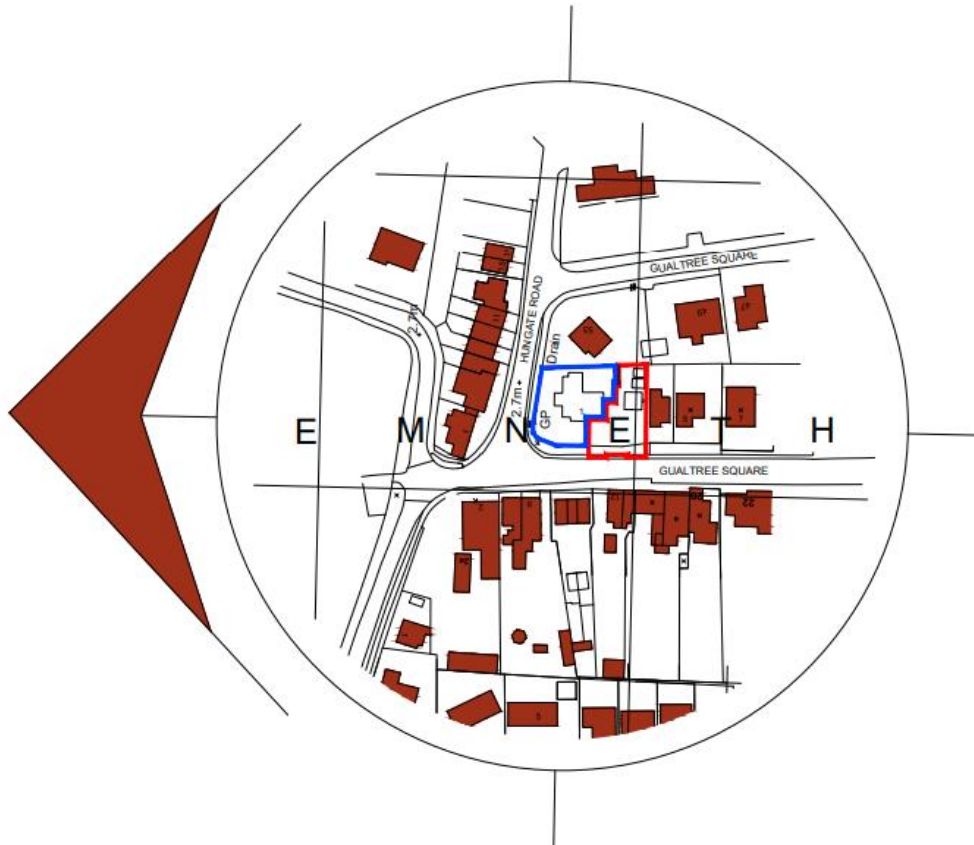


Figure 3: Location Plan

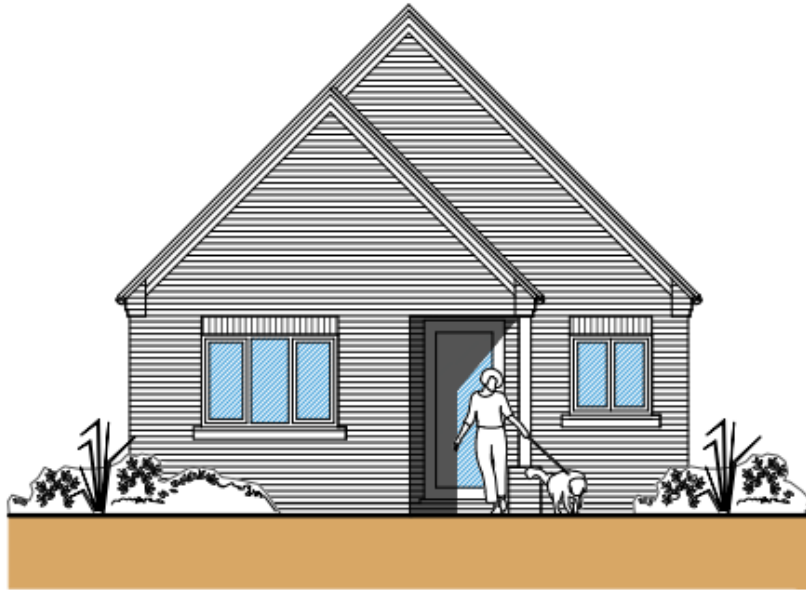


Figure 4: Indicative Front Elevation

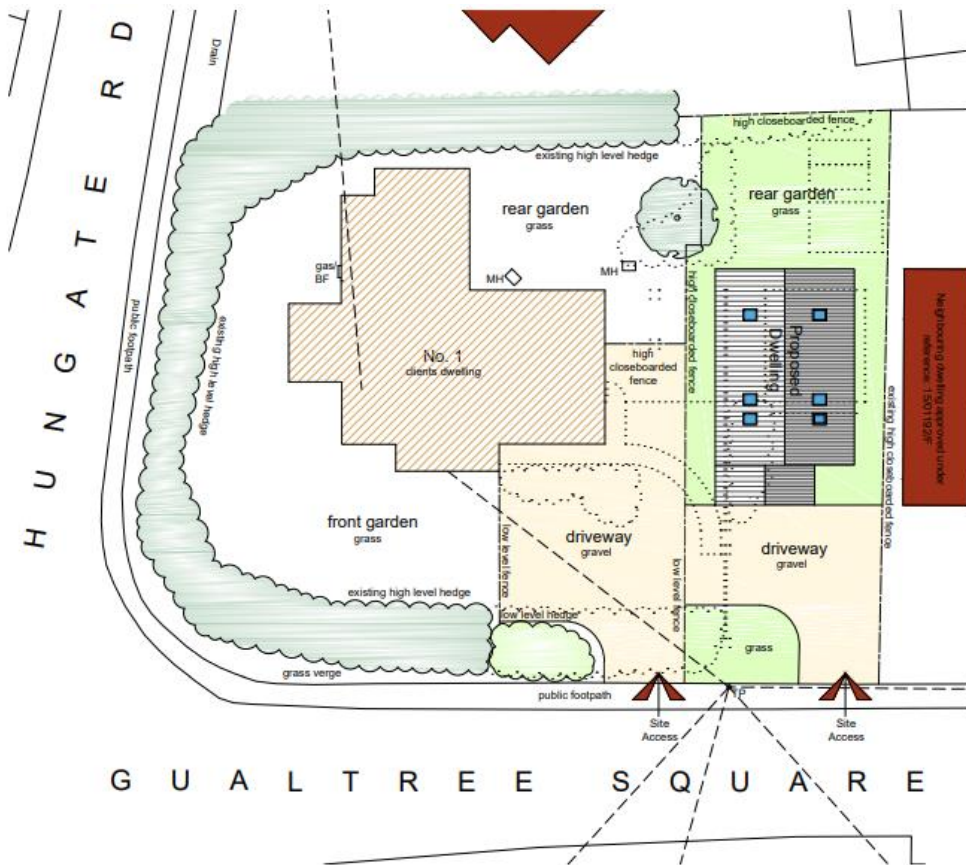


Figure 5: Indicative Site Plan

3.2 LANDSCAPING

Some of the landscaping will be lost to make way for the development however the tree to the rear of the site will remain. The remaining landscaping will retain the soft backdrop against which the development will be seen, thereby preserving the aesthetics of the street scene.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF promotes sustainable transport. The application site is located within a defined Key Rural Service Centre where future residents will be within walking and cycling distance to services and facilities including bus stops. Sustainable modes of transport are therefore available and as such the proposal complies with Section 09 of the NPPF.

4.2 SITE ACCESS

There will be a new access for the proposed site with the intention of keeping it as far from the nearby junction as possible. Both No. 1 and the new dwelling will provide parking and turning facilities on site. Access to the site will be via the existing access which is located between the host dwelling at 1 Gaultree Square and the application site. There is good visibility in both directions, and it is submitted that the existing access can accommodate the proposed development.