



GASarchitecture

Building Design & Planning Services

07825 669 698 info@gasarchitecture.co.uk

  @GASarchitectureLincs

NKDC Planning Dept.

1 White Cottage
Lowgate
Fleet Hargate
Spalding
Lincs
PE12 8LN

15.05.23

Job ref: 1035

Dear Sir / Madam,

Re: Proposed outline application for 1No. bungalow dwelling.

Please find with this letter a design & access statement to accompany the drawings & application form. The proposal seeks Outline permission for a small dwelling with all matters reserved. Should you require any more information please don't hesitate to contact me. If a site visit is necessary, please contact the applicant to arrange.

Yours Sincerely,

G. Stanley

Granger Stanley
B.Sc. (Hons) Architectural Technologist

GASarchitecture

Design & Access Statement

For:
Mr S. Camm

Proposed:
Outline Application for 1No. Bungalow Dwelling at land to rear of:-

6 Heckington Road
Great Hale
Sleaford
Lincolnshire
NG34 9JU

May 2023

GASarchitecture

Building Design & Planning Services

07825 669 698 info@gasarchitecture.co.uk

  @GASarchitectureLincs

1.0 Introduction

This design & access statement accompanies a planning application seeking outline planning permission for a single bungalow dwelling on land to the rear of 6 Heckington Road, Great Hale, near Sleaford, Lincolnshire.

2.0 The Site & Surroundings

6 Heckington Road is a modest bungalow with extensive rear gardens and direct existing vehicular access from the main road with clear vision for at least 50 metres both ways. Heckington Road through the village has a 30mph speed limit in force.

The site is located within the village of Great Hale, classed as a 'medium village' in the Policy S1 hierarchy of the Central Lincolnshire Local Plan (adopted 2023) (hereinafter referred to as the CLLP), less than 1 kilometre south of the 'Large village' of Heckington, and 8 kilometres east of the 'Main town' of Sleaford.

The site is approx. 0.1 ha / 500sq.m in size and is currently used as amenity space for the address above.

3.0 The Proposal

The application seeks approval for a small 2-bedroom, one-level dwelling, with ample parking for 2No. vehicles & private amenity/garden space.

3.1 Use

The application site is within an existing residential area and will comprise of a back-land development of the land to rear of 6 Heckington Road.

Pre-application advice was sought in August 2022 (ref. no. 22/0366/ADVICE), which at the time of writing, there was scope for an additional 13 houses to be added to the village between 2012 and 2036.

3.2 Amount

The proposal is for a single storey dwelling of approximately 100sq.m which results in a 20% occupancy of the application site boundary.

3.3 Layout

The proposed plans attached to this application show a conservatively designed bungalow of approx. 86sq.m, with 2 bedrooms, a main bathroom, en-suite, a utility room, and an open-plan kitchen/diner/living area that faces south out onto a patio/garden area.

3.4 Scale

The proposed dwelling in its current layout measures approximately 12.5m long by 8.5m wide and will have a standard eaves height of approx. 2.5m, and shallow pitch, hipped ridge height of around 5m.

3.5 Landscaping

Landscaping is to be considered at reserved matters stage, but should consist largely of gardens laid to lawn, a patio and a gravel driveway.

The existing hedgerow to the western boundary will be retained (as this is not on the boundary, but within the neighbour's land) as the neighbour has no intention to remove it. The actual boundary is remnants of an old concrete post & wire fence, of which little survives. It is proposed that this is replaced with 1m high Lincolnshire Post & Rail timber fencing to preserve the visibility of the hedgerow.

Fencing elsewhere is to be retained as existing, with exception of the southern boundary. This is currently 1.8m metal chain link & concrete post fencing, so for the privacy of both the application site and the dwelling due south, will be replaced with 1.8m high close board timber fencing to match the eastern boundary.

The existing conifer tree line to the south of the site is not on the boundary, but set approx. 1.5 metres in from the boundary, they were largely overgrown and in poor state at the time of the pre-app request. They have subsequently been reduced in height to approximately 4.5m in height, a similar level to the eaves of the dwelling directly south of the site. This retains these trees as a preserved feature of the site & character of the area.

3.6 Appearance

In accordance with CLLP Policy S53: Design & Amenity, the proposal is considered in-keeping with its surroundings, as well as not altering the character of the street scene, due to the subtle architectural features and a fully hipped, shallow ridge height, and the building being set back, behind existing housing.

Buff coloured brickwork is proposed, similar to that of number 6 and its immediate surrounding bungalows of similar style/age. Red interlocking concrete pantiles & red brick alternating detailing to corbels etc. will also be proposed, along with white UPVC framed windows & rainwater goods.

Solar PV panels are likely required due to the updates to Part L of the Building regulations, and there is scope to site these on the east, south and west facing roofs, which will not detract from the principle elevation of the bungalow.

3.7 Access

No change to access from the highway is proposed as there is existing access to the highway in current use. This will be shared with number 6 so no kerbs need be dropped or additional access/egress created.

4.0 Summary

This application is considered to comply with local policy and retains the local villages character, whilst the site can comfortably accommodate this level of development. Great Hale is a sustainable location for new residential development and this proposal seeks to make a small contribution to the nations shortage of market housing.

5.0 Appendices



Fig. 1. View from the north of the site, facing south



Fig. 2. View from the south of the site, facing north



Fig. 3. View from the road, facing the existing vehicular access down the side of number 6. The existing car-port & garage will be demolished to allow this.