

## Design and Access Statement

This statement outlines the justification for a new-build residential property within a vacant residential plot along Foster Close, Timberland. The report is to be read in conjunction with the supporting drawings and information submitted alongside the application.

### **1. Introduction**

1.1 The application in question seeks to gain permission for the development of a single story new-build dwelling within a vacant plot in the corner of Foster Close. The plot is currently under the ownership of the owner of the adjacent property at 7 Foster Close, Timberland, Lincoln, LN4 3SE.

1.2 The plot has a separate Land Registry number and was purchased by the owner to provide potential future development opportunities. Whilst this development has not yet occurred, the plot has been utilised as additional garden space for the property at number 7 for over 30 years.

1.3 This application looks to re-establish the original intended boundary separation and create a new detached dwelling house within the vacant plot.

1.4 The application site is predominantly laid to grass with perimeter flower beds and close board fencing to the boundaries; the site is currently used as an extension to the rear garden of 7 Foster Close, Timberland. The host dwelling is a two storey, red brick building with hipped roof, white UPVC windows and white UPVC rainwater goods. The wider area of Foster Close comprises of two storey dwelling houses and a few bungalows of similar construction.

## 2. Location and Access

2.1 The plot is located at the corner of Foster Close and is surrounded by residential properties. The plot position lends itself well to development for residential purposes and would provide a connection of the road to the north and west.



2.2 The plot is accessible from Foster Close via an existing private gate accessed by a shared driveway with number 7 and number 9.

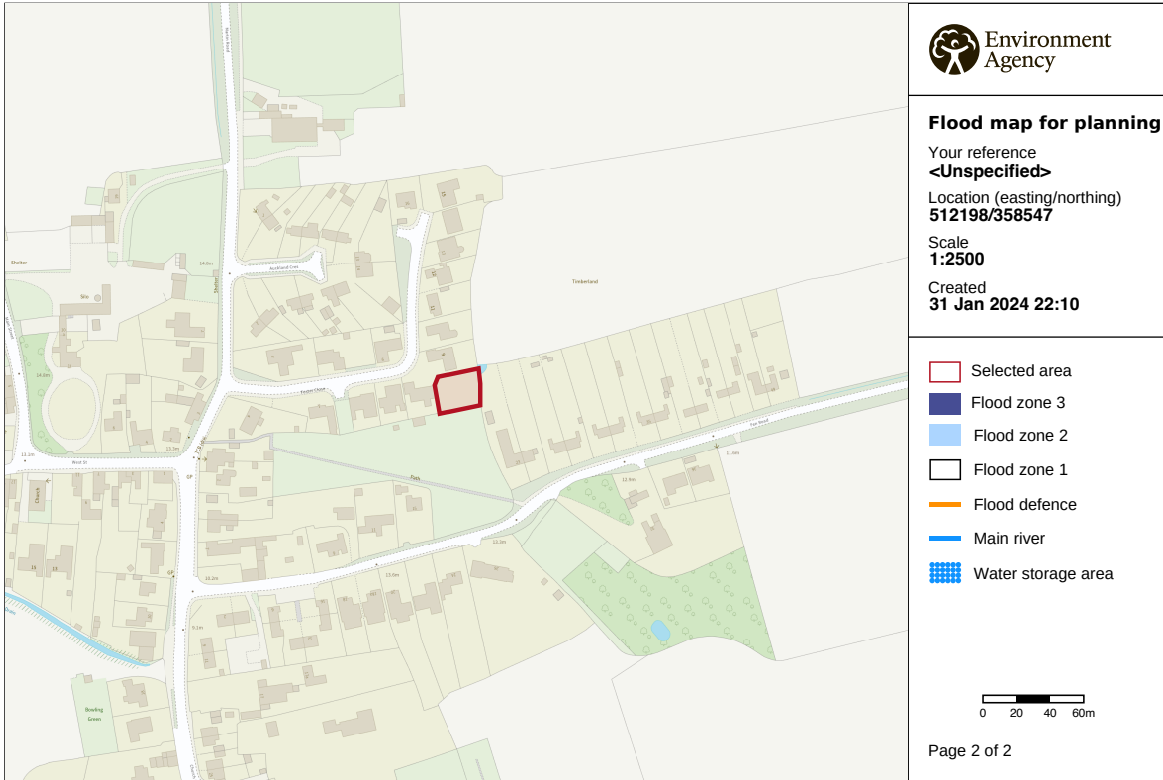


2.3 The plot position ensures a property built within it would sit behind the principal façade of the properties at numbers 7 and 9, therefore any development would have minimal visual impact on the streetscape from Foster Close.

2.4 The rear of the plot borders an agricultural paddock inhabited by livestock, which a public footpath runs through approximately 50m from the south boundary of the site. The border is currently enclosed by a timber fence continuing from the rear gardens of the adjacent houses, and the site is further concealed from view by numerous mature trees providing a good level of screening from public view. The language from this street elevation is one of a collection of residential properties with the rear facing the paddock. The proposed scheme would look to retain this language through the addition of a residential property in-keeping with the existing houses.



2.5 The plot itself is not located within an AONB or conservation area and has no listed properties within it. There is a low probability of flooding on the proposed site.



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*Map obtained from the Environment Agency*

2.6 Site Images:



*Existing plot looking towards the side elevation of Number 9*



*Existing plot looking South East*



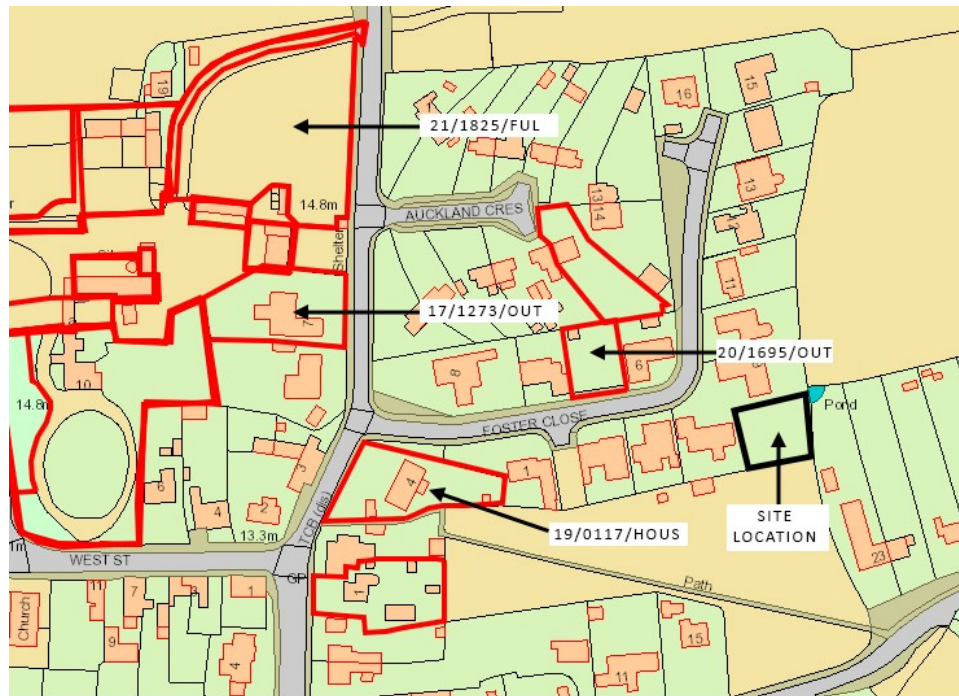
*Existing plot looking towards the side elevation of Number 7*



*Existing access gate onto shared driveway and Foster Close*

### 3. Planning Precedent

3.1 Several properties in the immediate vicinity have been granted permission for development within the last 5 years.



Particularly relevant applications include;

17/1273/OUT - outline application for 1 no dwelling

19/0117/HOUS - erection of single-story rear extension to house along Foster Close

20/1695/OUT - outline permission granted for a substantial new-build home within the garden of number 2 opposite the site in question.

21/1825/FUL - erection of 4 dwellings within a vacant plot to the North-East of the site

These, along with multiple others, show evidence of residential development within the area being permitted. The proposal is of a similar scale and nature to the approved applications.

#### 4. Pre-application Advice

4.1 Ahead of making a planning submission, the applicants sought pre-application advice to discuss the principle of development. The application was reviewed under pre-application reference 23/1295/ADVICE. The following points identify the key issues/ points raised and the proposed amendments made, and included, within the submitted drawings and information.

A. *'The proposed dwelling, virtue of being single storey construction, would have a low profile and therefore less visible massing than adjacent two storey dwellings, and would also be setback from the highway further reducing the visual impact'.*

A hipped roof has been favoured within the revised design to further reduce the mass and better relate to the adjacent properties. The existing planting is proposed to be retained to the site perimeter, to provide screening and minimise potential visual impact.

B. *'Whilst bungalow development in this location would be considered acceptable, at present the dwelling appears to be of significant footprint and is proportionately too large for the site'.*

The overall footprint has reduced by 45m<sup>2</sup> when compared to the pre-app submission. The proposal occupies approximately 22% of the proposed site curtilage. The proposal has been orientated west/ northwest, as suggested, to better address the street and minimise impact upon neighbouring amenity. Parking is provided to the front of the property, suitable for at least 2 spaces, with provision to turn around and enter the street in a forward gear.

C. *'The proposed north facing gable will also sit on the boundary shared with no. 9 and would likely create a degree of necessary overshadowing to the rear garden of this property. This could be addressed through the suggested footprint amendment.'*

As previously mentioned, the proposal has significantly reduced in scale and has been orientated west/ northwest to minimise impact on number 9. Hipped roofs have also been favoured in the revised design to further mitigate overshadowing and any feeling of overbearing.





## **5. Proposal**

5.1 The property will be a single story, 2/3 bed residential dwelling, with open plan living, dining and kitchen space. The property will be complemented by a covered entrance porch and secondary entrance into a dedicated utility area.

5.2 The property will retain the existing access, will not restrict views from the surrounding properties and will have minimal visual impact from the surrounding public footpaths.

5.3 A high quality design is intended, with high levels of insulation and high performing windows to ensure good efficiency. The building will be red brick with a tiled roof to match the surrounding properties.

5.4 The proposal is orientated to capitalise on solar gains, whilst minimising risk of overheating. The primary elevation faces west/ northwest to better address the street. The proposal is set in from the boundaries to maintain privacy to the neighbouring properties, whilst affording the dwelling with generous garden amenity.

## **6. Principle of Development**

6.1 The application site is located in the south eastern corner of Foster Close; the site is considered to be previously developed land. Furthermore, the proposed site falls within the previously defined 'village curtilage' under the 2007 NK Local Plan (now obsolete).

The proposal is therefore determined to fall within the developed footprint of Timberland and is considered to have no detrimental impact upon the shape or form of the settlement, or to the surrounding countryside. The proposal is therefore considered acceptable against Policies S1 and S4 of the CLLP.

6.2 The proposal is single storey and whilst the majority of dwellings along Foster Close are two storey, the proposal is considered in keeping with the bungalows located at number 6 and number 14 Foster Close. Set back from the highway, the proposal is considered to have negligible visual impact and being single storey has significantly less mass than adjacent properties.

The proposal is considered an appropriate size for the site and provides sufficient space for both parking and turning. The proposal is of modern construction and the proposed material palette of red brick and concrete tile roof is considered in keeping with the street scene. The proposal is considered acceptable in principle against the provisions of Policy S53 of the CLLP.

6.3 It is understood that the proposed development would result in a reduction of residential amenity for 7 Foster Close, however, the reduced garden size would be of similar size to those serving number 3 and number 5, both similarly sized properties. Equally, the plot also has a separate Land Registry number and was originally identified to be another building plot along Foster close.

## **7. Climate and Sustainability**

7.1 Mindful of our collective responsibility to tackle climate change and a need to promote sustainability within architecture, the scheme includes the following proposals:

- A. Solar Orientation: The proposal is orientated to maximise solar gain (heat and light) whilst minimising the potential for overheating.
- B. Thermal Insulation: High levels of thermal insulation will be used within the construction of the dwelling. This will maximise thermal performance, air tightness and minimise energy usage.
- C. Appliances: New appliances within the property will be of a high energy rating (A+) where feasible to reduce energy consumption.
- D. Water usage: Water consumption will be minimised by fitting aerating taps; toilets will utilise a dual flush function to reduce water usage.
- E. Renewable Energy/Heating Supply: The design incorporates solar panels to contribute to energy demand and a car charging point. The applicants will also install an Air Source Heat Pump as a means to provide more a sustainable heating source and to help mitigate the impact of the development on climate change. The property will utilise underfloor heating within the main living spaces and radiators within the bedrooms.

## **8. Appearance and Materiality**

8.1 The proposed material palette looks to complement the surrounding context. The proposal includes both red masonry and a concrete tile roof to match the adjacent properties. The glazing is proposed to be solar efficient and have low light transmittance to complement both the internal and external environment.

## **9. Landscaping and Biodiversity**

9.1 The requirements under Policy S61 of the CLLP are not being applied to proposals for single dwellings as per the published NKDC guidance.

9.2 The site currently benefits mature shrub and ornamental planting to the north, south and east boundaries. The proposal includes for the retention of these green boundaries. A tree protection plan is included within the submitted drawings.

## **10. Parking**

10.1 The proposal is to be accessed from Foster Close via the existing shared hardstanding. No alterations to form a dropped kerb are necessary to accommodate the proposal.

10.2 A generous area of permeable parking is proposed to the front of the property, to accommodate a minimum of 2no. cars and allow for turning. Cars will be able to enter and leave the proposed property in a forward gear.

10.3 A vertical timber gate is proposed to the front entrance to provide privacy and security.

10.4 Bins storage provision is proposed adjacent to the front entrance gate.

## **11. Conclusion**

11.1 Following pre-application feedback, the proposal has been reduced in scale to remain proportionate to the site and surrounding. The reduced footprint and revised orientation to the pre-application design affords suitable amenity space and sufficient parking.

11.2 The proposal has been designed to remain subservient to the adjacent properties and is set back from the roadside to reduce visual impact. The material palette is informed by the neighbouring properties and reflects the character of Foster Close.

11.3 The application is complemented with a design stage SAP calculation identifying that the proposed dwelling will reach an Energy Efficient Rating 89 (B), including renewable technologies and a fabric first approach to design.

11.4 With the design approach and response to local policy in mind, we believe the proposal merits support and should be granted planning consent.