

PLANNING STATEMENT

Proposed Dwelling

Land to the rear of 18 Clifford Road, Skegness, PE25 2DP



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DOCUMENT HISTORY

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1 INTRODUCTION

- 1.1 This statement accompanies a planning application to erect a single dwelling on a brownfield site off Clifford Road in Skegness.

2 THE SITE & SURROUNDINGS

- 2.1 The site is located on the eastern side of Clifford Road, to the rear of No.16 & 18, close to the centre of Skegness (Figures 1 & 2). The Ordnance Survey grid reference for the centre of the site is TF 55827 63875.
- 2.2 The site is accessed via a track between No.18 and No.20 Clifford Road. It has been used for several purposes over time including a builder's yard and additional car parking. One of the adjoining dwellings has a right of access to a garage located in the southwestern corner. The whole of the site is finished in road planings apart from a small section which is the concrete base to a former building (Figure 3).
- 2.3 The site is in Flood Zone 3 and with the Coastal Zone as defined by the ELDC Local Plan. A separate Flood Risk Assessment has been produced and accompanies the application.

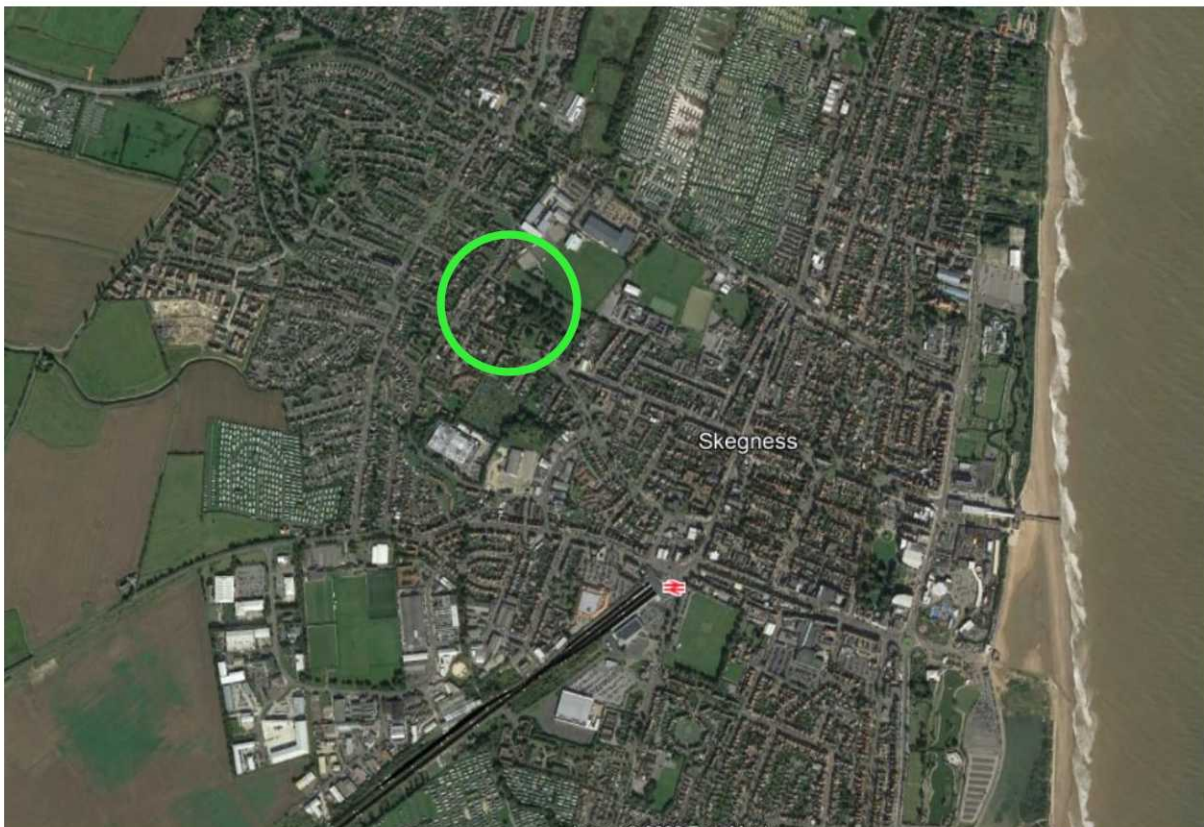


Figure 1: Aerial photograph showing the location of the site.

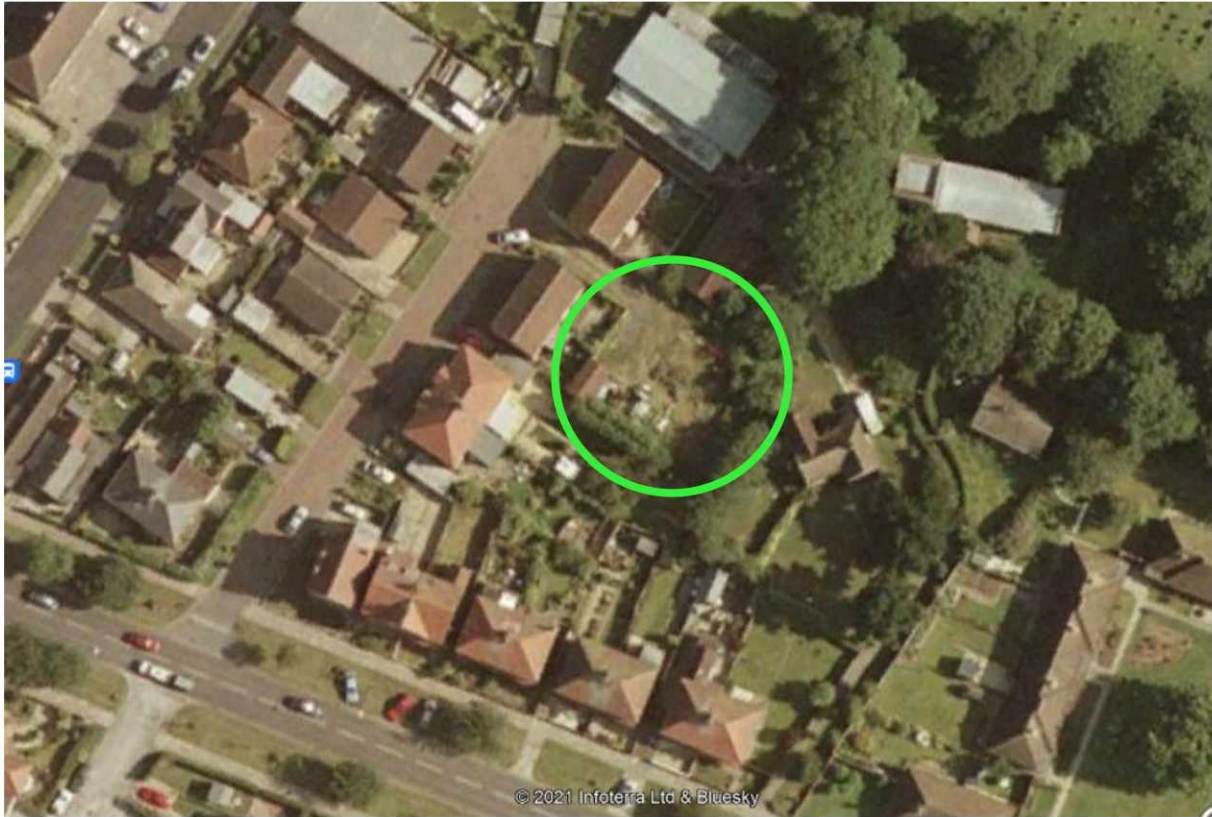


Figure 2: Aerial photograph showing the proposed site in more detail.



Figure 3: Photograph from within the existing site.

3 THE PROPOSAL

- 3.1 The proposal is to redevelop the site to provide a single dwelling. The existing access will be utilised and the right of access to the existing garage will be maintained. A parking area will be provided to the front of the new dwelling.
- 3.2 The dwelling has been specifically designed for the site, mitigating against flood risk whilst also respecting the amenity of the neighbouring properties. In terms of flood risk the development has been made safe by raising the ground floor level by 1m and placing the bedrooms at first floor level. On the ground floor the dwelling will have an open plan living space comprising of zones for kitchen, dining and living. There will also be a utility room, wc and home office in a single storey flat roofed side projection. On the first floor, which is partially within the roof, there are three, a family bathroom and an ensuite.
- 3.3 As the ground floor will have to be raised 1m for flood risk and bedrooms will have to be located at first floor level, a 1½ storey design is proposed. The building will be relatively small and narrow so that the overall height is kept as low as possible, thus ensuring that the mass has no impact on the neighbours. To further reduce the mass of the building the side projection will be single storey with a flat roof.
- 3.4 As a contemporary approach was required to provide a building which mitigated against flooding whilst respecting the amenity of the neighbouring properties, a modern approach has also been adopted for the appearance. To ensure the building does not look overly tall due to the extra 1m of height, contrasting materials have been used. From the ground up to the raised finished ground floor level the external walls will be finished in brick. This has been used for these areas as it is a traditional material and because it is robust and less likely to be damaged at low level and because it is a resilient material if flooding were to occur. The remainder of the main section of the building will be finished in dark timber cladding (it is unknown at this stage whether this will be natural, or man-made). The single storey section will be finished in render above the 1m high brickwork. Windows and doors will be dark grey and the handrails/guarding to the raised landings will be finished in black. To provide a contrast and link between the materials a lighter coloured timber detail will be installed around the windows and doors (see example in Figure 4).
- 3.5 The dwelling will have a rear south facing private garden and two parking spaces in the parking area to the front. The parking area has ample space for vehicles to manoeuvre and to maintain access to the existing garage. Due to the space provided vehicles will be able to access and leave the site in a forward gear.



Figure 4: Example of the proposed form and materials to be used for the dwelling.

4 PLANNING POLICY

4.1 Policies within the East Lindsey District Council Local Plan (2018) that are relevant to this proposal include:

- SP1 A Sustainable Pattern of Places
- SP10 Design
- SP17 Coastal East Lindsey
- SP18 Coastal Housing

4.2 The main planning issues in this case are:

- Principle of residential development.
- Whether the scale, density and layout of the proposal is acceptable.
- Impact on the living conditions of nearby residents.

PRINCIPLE

- 4.3 The application site is in Skegness, a settlement identified as a 'Town' in Policy SP1 due to the significant range of services and facilities available.
- 4.4 Policy SP17 identifies settlements where the Coastal Policy applies and Policy SP18 sets out the limited opportunities for housing in such areas. One such opportunity would be open market housing on sites in towns such as Skegness where the site is brownfield and has become disused, empty and/or the buildings on it have become damaged and are causing unacceptable harm. The policy continues that such sites should be actively marketed, or demonstrated to be not viable, for community, economic or leisure use. It also states that housing will not be permitted with ground floor sleeping accommodation.
- 4.5 It is possible that the site was intended to be used for parking when the adjacent dwellings were built on Clifford Road. However, the residents park on the street and the site has at times even been overgrown or used as a builder's yard. Whether a car park or a builder's yard, the site is brownfield and although it has recently been cleared, exposing the hard surfacing, the overall appearance of the site continues to detract from the character of the area.
- 4.6 During previous applications for the site it was agreed that whilst the site is brownfield, a marketing exercise would still be required to accord with Policy SP17. The site has been advertised for sale for alternative uses since the 24th April 2023 at a price agreed with the case officer. During this time, the agents have had very little interest in the site and to date there has only been three enquiries, none of which have wished to take their interest any further. The agents have advertised through Rightmove and their own website as well as having a board visible at the site to passing traffic/footfall and through their extensive mailing list of clients. This information and evidence have been shared with the planning officer and they confirmed that this is now sufficient to satisfy the requirements of SP17.
- 4.7 As there will be no ground floor sleeping and the building has been fully designed to mitigate against flooding, the proposal fully accords with SP17.
- 4.8 In addition to the Local Plan, the National Planning Policy Framework (NPPF) sets a presumption in favour of sustainable development. For decision taking this means '*Approving development proposals that accord with an up-to-date development plan without delay*'. In decision making this means Local Planning Authorities should work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. These three overarching objectives

of sustainable development are interdependent and need to be pursued in mutually supportive ways.

- 4.9 Development of the site would meet the economic objective of sustainable development as it would:
- Contribute towards the economy in the short term during the construction phase.
 - Long term the additional residents would spend within in the local economy, supporting local businesses, shops, facilities etc.
 - The district would benefit through the additional income raised from Council Tax.
- 4.10 Given the national demand for housing, utilising this sustainably located brownfield site to provide a dwelling is a very relevant way of meeting the social objectives of planning.
- 4.11 In terms of the environmental dimension, the site is sustainably located, and the need to travel by car will be reduced due to the good level of public transport available. The environmental credentials of the development could be further enhanced through the incorporation of renewable technologies such as air source heat pumps, photovoltaic panels etc.
- 4.12 Overall, development of this site will provide the economic, social, and environmental benefits required to meet the NPPF's aims for sustainable development.

WHETHER THE SCALE, DENSITY AND LAYOUT OF THE PROPOSAL IS ACCEPTABLE

- 4.13 Policy SP10 of the Local Plan deals with design and states in part that schemes will be supported where the layout, scale, massing, height, and density reflect the character of the surrounding area.
- 4.14 The character of the area surrounding the site is varied with a range of property styles, plot sizes, and separation distances from boundaries. There are semi-detached two storey dwellings to the west, a detached two storey dwelling to the east, two and three storey semi-detached dwellings to the south and a single storey hall to the north. On the adjacent side of Clifford Road there are also single storey bungalows.
- 4.15 The height of the proposed new dwelling is 4.8m to the eaves and just under 8.0m to the ridge. This is comparable to the neighbouring semi-detached dwellings as No.18 Clifford Road has an eaves height of approximately 5.3m and a ridge height of 7.5m.
- 4.16 In terms of the layout, there is existing depth development in the area and at the rear of the site (Parsonage). The site is within a predominately residential area with a dense character. Depth development on the application site given the character of the

existing residential development close by is therefore not considered to be unreasonable or contrary to Policy SP10 which seeks to support development which reflects the character of the surrounding area.

- 4.17 The density of the proposal does not appear cramped compared to neighbouring development given the range of housing types and styles in the area. Given the spacing between the properties and the design of the dwelling there will be no significant overbearing or oppressive effect on the living conditions of the properties on Clifford Road. Whilst every application is to be determined on its own merits, the relation to the neighbours is comparable to an approved development on Vernon Road (Skegness) which has recently been developed (application reference S/153/00367/06). In this precedent scheme (Figure 4), two pairs of semidetached dwellings were built on a long narrow piece of land overlooked by approximately 30 properties. A similar design approach was utilised and as result it was deemed that there would be no overbearing effect and that there would be no harm on neighbour amenity.
- 4.18 Overall it the scale, layout and density of the development is in keeping and would not have a harmful effect on the character of the area. It is therefore considered that the proposal is accords with Policy SP10 of the Local Plan.

IMPACT ON THE LIVING CONDITIONS OF NEARBY RESIDENTS

- 4.19 Not only has the dwelling been specifically designed to mitigate against flooding but it has also been designed to protect the amenity of the neighbouring residents. As the ground floor will have to be raised 1m for flood risk and bedrooms will have to be located at first floor level, a 1½ storey design is proposed. With the dwelling being relatively small and narrow the overall height is kept relatively low and ensures that the mass of the building has no impact on the neighbours.
- 4.20 First floor windows have been limited and are only provided where they will not directly overlook the neighbours and will only overlook their own garden. Rooflights have been used to limit the amount of first floor windows and these have been positioned at a level where they will also not provide a view into the neighbouring gardens.
- 4.21 The design of the dwelling, together with careful positioning and orientation of the building ensures that there will be no harmful effect on neighbour amenity. The proposal therefore accords with Policy SP10 and Paragraph 180 of the NPPF.

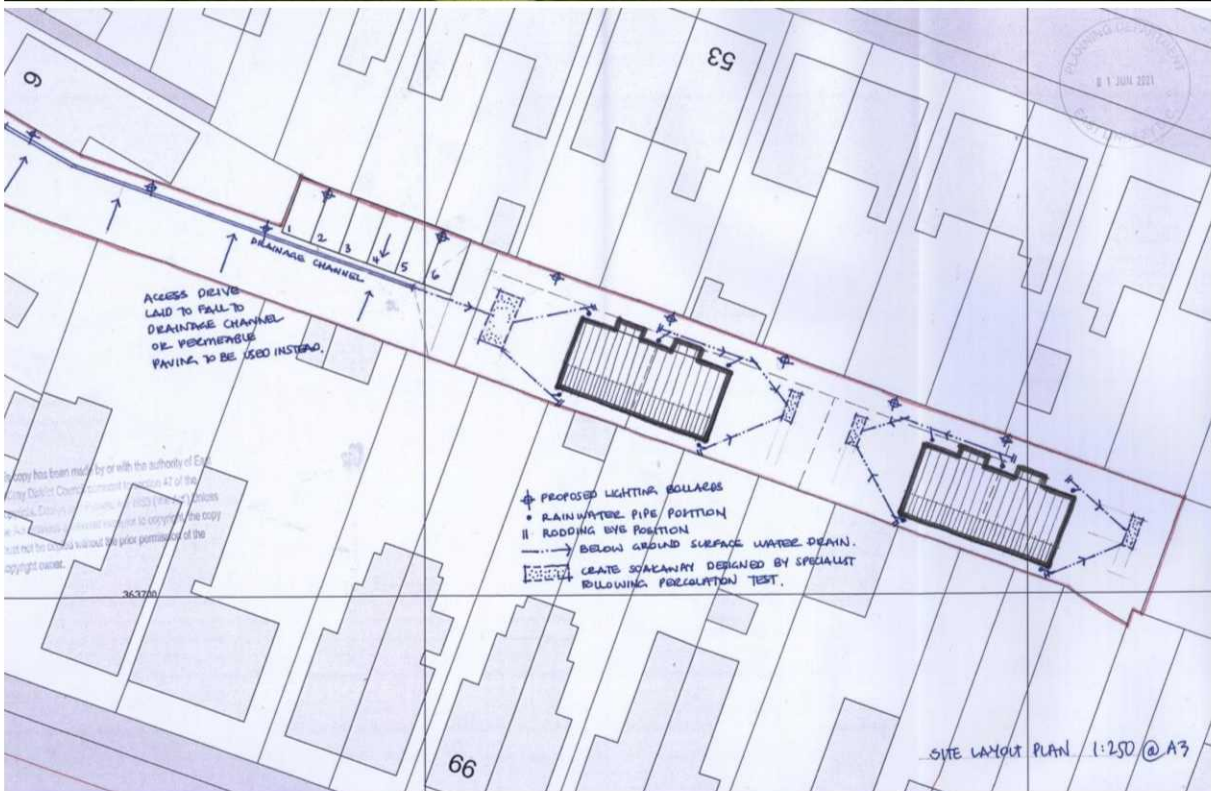


Figure 4: Similar recent development of an infill site on Vernon Road, Skegness.

5 HERITAGE ASSESSMENT

5.1 INTRODUCTION

5.1.1 The Church of St Clement is a Grade II* listed building located beyond the Parsonage, over 30m to the northeast of the application site. This section sets out the existing situation and proposed works in relation to this heritage asset.

5.2 EXISTING SITUATION

5.2.1 The site located to the southwest of the church. Between the two is the Parsonage (a two-storey dwelling), a garage, a large single storey building and a number of large mature trees.

5.2.2 The listing describes the church as follows:

A low church with a shallow pitched roof and no aisles or clerestory. The nave and chancel are mostly rendered, but the underlying masonry, a mix of brick, rubble and ashlar, is exposed in places. The chancel is distinguished from the nave by a slight set back in the walls. Three 3-light C16 windows with uncusped lights and a C16 door with two continuous chamfered mouldings in the nave S wall. The N side has similar C16 windows and there are matching windows in the chancel N and E faces only. A single, possibly re-set, grotesque head in the apex of the E gable. The lower part of the N porch is coursed rubble masonry, but the upper part has been rebuilt in C18 brick and has a tumbled brick gable. There are also substantial brick repairs to the N side of the nave. Some irregularities in the plinth at the E end suggest that the E wall may have been rebuilt at an unknown date.

Short, unbuttressed W tower of two stages with a shallow plinth and plain parapet, all of dressed ashlar. Simple, 2-light C16 windows in the bell stage and a 3-light W window like those in the body of the church in the lower stage, all of which appear to course in with the ashlar facing, suggesting a C16 date for the tower.

A church dedicated to St Clement is recorded in Skegness in the C13. Writing in the C16, Leland noted that that most of Skegness had been washed away by the sea in 1526 but that part of a church remained. Later C16 and C17 sources also suggest that the church was destroyed, and materials were salvaged to rebuild the church on a different site. The architectural evidence supports this, both the tower and the body of the church seem to be a single, C16 build incorporating considerable amounts of re-used stone. The church was restored in the C19, but fell into disrepair in the late C19 after St Matthew's church was opened in the new town centre. It was closed for a period in the early C20, and restored in the 1930s.

5.2.3 Due to the layout of the surrounding streets, existing buildings and landscaping, there are no views of the site in the same context as the church. The only places where it might be possible to see the two in the same view is from the rear gardens of the properties on Clifford Road and Lincoln Road. Views of the same are limited due to existing buildings and landscaping. Any views of the site from the church would be against a backdrop already comprising of residential properties.

5.3 IMPACT ON THE LISTED BUILDING

- 5.3.1 Views of the site in the same context as the church are limited due to its siting and the intervening buildings and landscaping. As such there will be no harm to the setting of this listed building.
- 5.3.2 Any partial views of the site in the same context as the church from the north looking south will be limited to the winter months when there are no leaves on the mature trees which encircle the church. However, given that the view is already of residential dwellings and gardens the setting of the church will not be altered or harmed.

6 CONCLUSIONS

- 6.1 In terms of Policy SP18 which relates to housing in the coastal area, the proposal accords with its various clauses as the land is brownfield and the marketing for alternative uses has established that it is not suitable/viable for any other purpose. The redevelopment will also enhance the site and its surroundings.
- 6.2 The design fully mitigates against flood risk and includes measures recommended by the Environment Agency.
- 6.3 The dwelling has been designed to protect the amenity of the neighbouring dwellings and that of the future occupants. The removal of commercial uses such as the builder's yard will also be a betterment to the neighbours.
- 6.4 Subject to the use of appropriate conditions the proposal is in accordance with policies SP1, SP2, SP10, SP17 and SP18 and with relevant paragraphs of the NPPF.