

# SUPPORTING STATEMENT

Erection of a dwelling

Land at 26 Station Road, Burgh le Marsh, Lincolnshire



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## DOCUMENT HISTORY

1	Planning Application	22.03.2024
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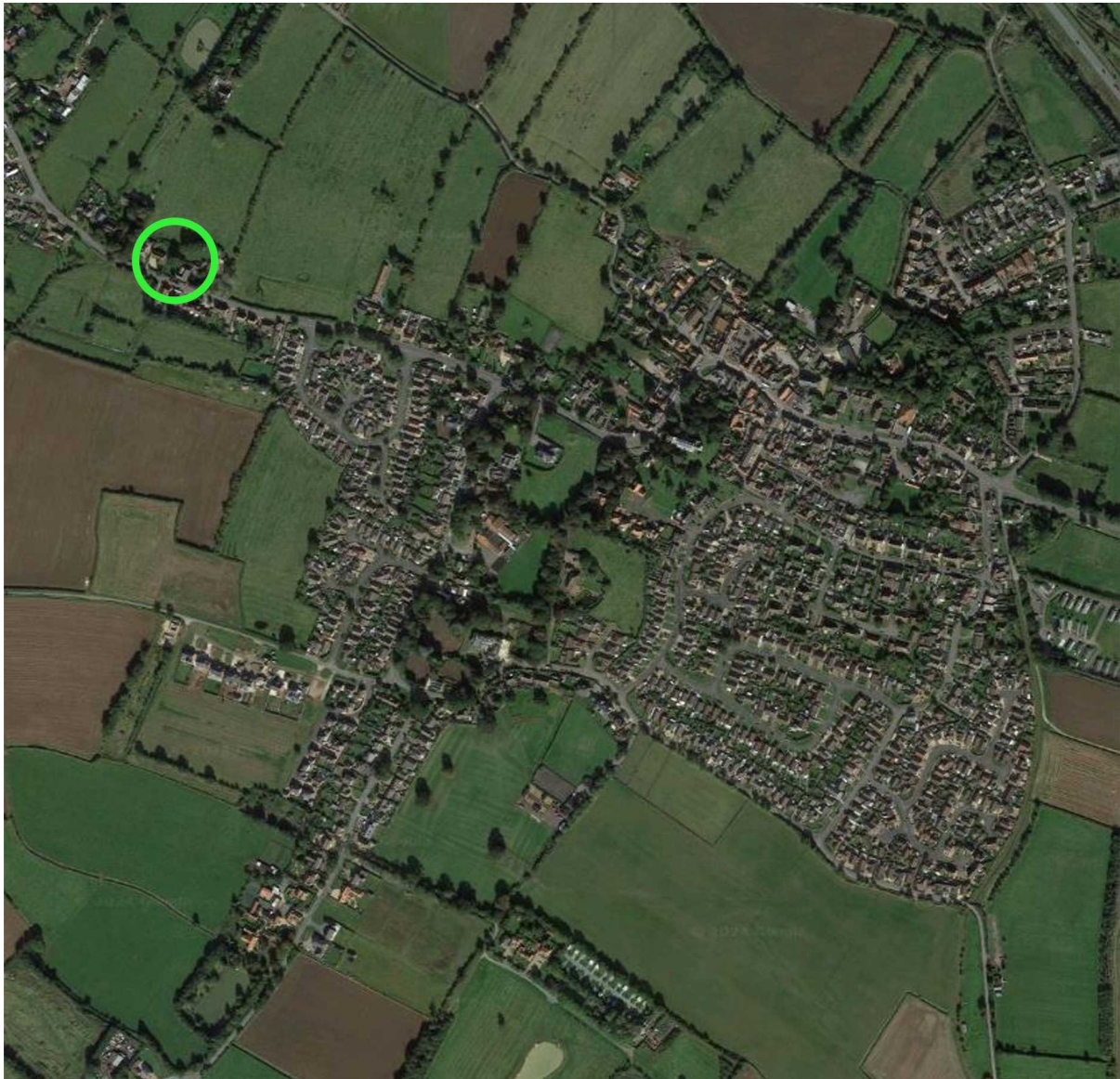
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## 1 INTRODUCTION

- 1.1 This Supporting Statement accompanies a full planning application for the erection of a dwelling at 26 Station Road in Burgh le Marsh. Pre application advice has been sought from the Local Planning Authority which concluded that the principle of the development is acceptable and the subject neighbour amenity and character a single dwelling could be supported.

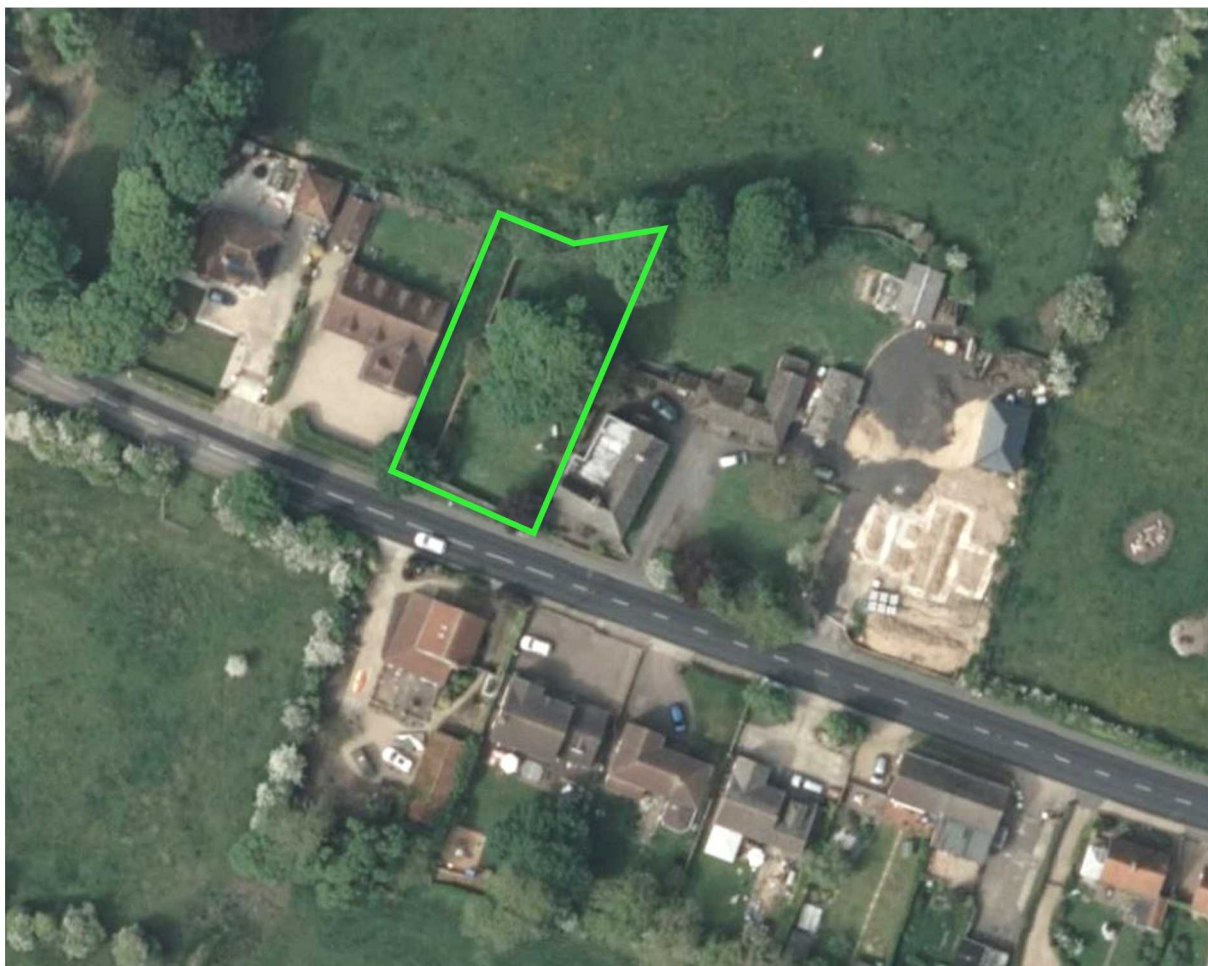
## 2 THE SITE & SURROUNDINGS

- 2.1 The proposed site is located on the northern side of Station Road, on the western side of Burgh le Marsh (Figure 1). The site is currently part of the garden to No.26 Station Road (Figure 2).

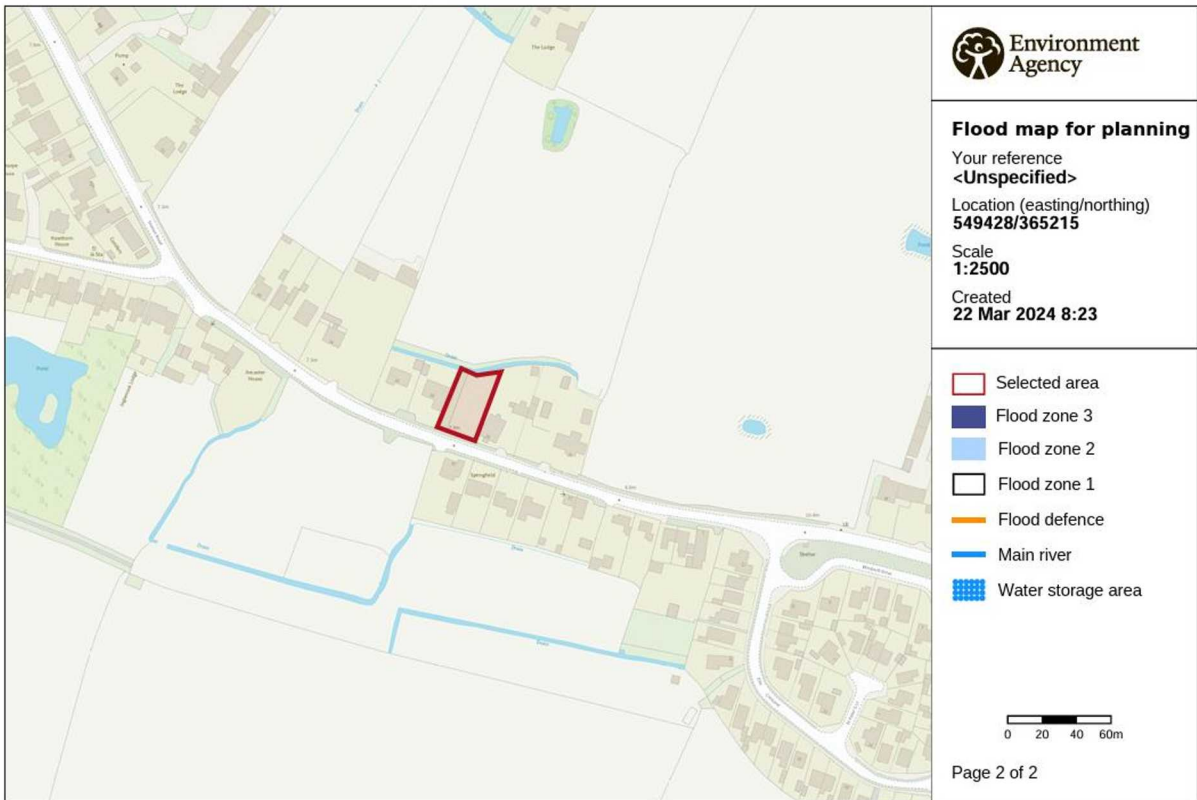


**Figure 1:** Aerial photograph showing the location of the site.

- 2.2 No. 26 is a two-storey dwelling and has a two-storey contemporary dwelling currently under construction in the garden to the east. Immediately to the west of the proposed site is a 1½ storey dwelling. Apart from a small section of field there is a continuous line of dwellings on the adjacent side of Station Road. The frontage of the open field is currently allocated for development in the Local Plan (site BLM318) and is subject of an outline planning application for 7 no. dwellings (application reference S/023/02383/22).
- 2.3 Whilst the site is not within a designated area the land to the rear/north is designated as a Local Wildlife Site within the Local Plan.
- 2.4 The proposed site is in Flood Zone 1 and is at the lowest risk of flooding (Figure 3). It is also not at risk from surface water flooding (Figure 4).

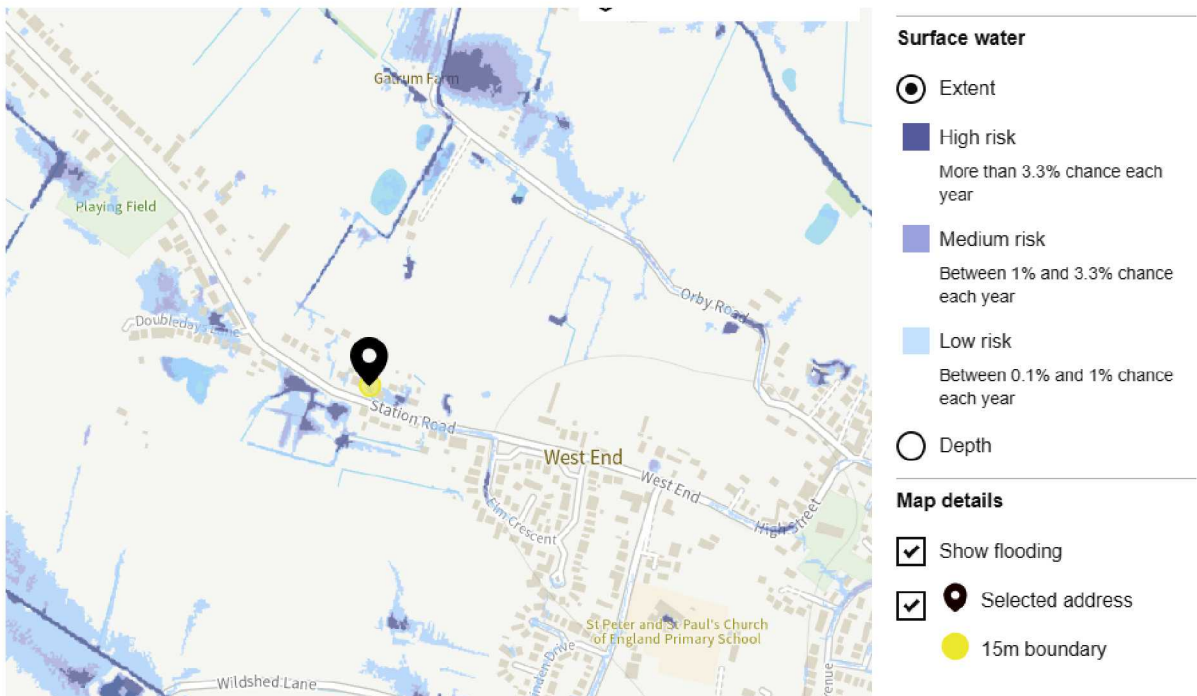


**Figure 2:** The site in more detail with the dwelling in the eastern grounds under construction.



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**Figure 3:** The Flood Map for Planning shows that the site is in Flood Zone 1.



**Figure 4:** The Flood Map for Planning shows that the site is at 'very low' risk from surface water.

### 3 THE PROPOSAL

- 3.1 It is proposed to erect a dwelling within the western garden to No.26 Station Road. During the recent application for a dwelling in the eastern grounds the officer considered that the existing house was a non-designated heritage asset. Because of this it is proposed to erect a 1½ storey dormer cottage built in traditional materials including red brick and clay pantiles.
- 3.2 The building has been positioned in line with No. 28 so that the front elevation is over 3m back from the front of No.26. It will also be positioned on the line of the existing western boundary wall to maintain an access strip into the northern field. This strip will also act as a buffer between the buildings and as a corridor for wildlife. The existing western wall will be retained either side of the dwelling. A new vehicular access will be created off Station Road with a small break being formed in the existing front garden wall which will also be reduced in height. The parking area in front of the dwelling will be able to accommodate at least 3 vehicles and there will be sufficient space for vehicles to manoeuvre and leave the site in a forward gear.
- 3.3 Internally the dwelling has an open plan kitchen, dining, and family room on the ground floor together with a separate lounge and utility room. The living spaces have been designed to overlook both the front and rear of the property, maximising views, and natural light. On the first floor there are 4 bedrooms (one with ensuite) and a family bathroom. The internal layout has been designed to avoid any effect on the neighbouring dwellings and there will be no first-floor side windows.

### 4 PLANNING POLICY

- 4.1 Relevant policies within the ELDC 2018 Local Plan include:
- SP1 A Sustainable Pattern of Places
  - SP2 Sustainable Development
  - SP3 Housing Growth and the Location of Inland Growth
  - SP10 Design
  - SP11 Historic Environment
  - SP22 Transport and Accessibility
  - SP23 Landscape
  - SP24 Biodiversity and Geodiversity
- 4.2 Relevant sections from the National Planning Policy Framework (NPPF) include:
- Section 4 Decision making
  - Section 12 Achieving well designed places
- 4.3 There is no neighbourhood plan for Burgh le Marsh.

4.4 The material planning considerations in this case are:

- Principle of development
- Impact on the character of the area
- Residential amenity
- Highway safety
- Impact on Biodiversity and Geodiversity

#### PRINCIPLE

4.5 The site is located within Burgh Le Marsh, which is defined as a 'large village' in SP1 of the Local Plan. Policy SP3 sets out the Council's minimum housing requirement over the plan period (2017-2031) of 7819 houses: a figure which includes existing commitments as well as allocations. Table B in the Plan sets out how the allocation figure would be divided up between the inland towns and large villages. For Burgh Le Marsh it advises that an allocation of 148 dwellings is required, and the Settlements Proposals Document shows that this allocation is divided up over four sites. The application site is not one of them.

4.6 Whilst the application site is not allocated in the Settlement Proposals Document for housing, the Local Plan recognises that the allocations and existing commitments represent a minimum housing figure and that other suitable sites may come forward during the plan period. As such Clause 4 of SP3 deals with 'windfall' sites within the towns and large villages. This states that housing growth on windfall sites in 'appropriate locations' within the settlement or immediately adjacent the 'developed footprint' will be supported.

4.7 To qualify as an 'appropriate location', Clause 4 states that the site should, once developed:

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.*
- *Be connected to the settlement by way of a footpath.*

4.8 As previously set out and demonstrated in Figure 2, the site is neighboured by residential dwellings and is located within a predominantly residential area. As such developing the site to provide a single dwelling would not affect the core shape and form of the settlement. As the site is currently residential in use and has dwellings to the east and west there will be no effect on the character and appearance of the settlement. Likewise, there would be no effect on the countryside or the rural setting of the village. In terms of connectivity the site is connect to all the wide facilities in the village by the illuminated footpath along Station Road.

- 4.9 When taken as a whole, the proposed development does not conflict with other relevant local and national policies and as such can be considered an 'appropriate location'.
- 4.10 The 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:
- *individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
  - *gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
  - *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.*

The site is clearly part of the village and is not part of an outlying or dispersed area.

- 4.11 In conclusion, this windfall site lies between existing residential properties and is in a predominantly residential area. The property is within the developed footprint of the Burgh Le Marsh, which is recognised as a sustainable location for new housing. As such, the site is an appropriate windfall site, and the principle of the development is acceptable.

#### IMPACT ON THE CHARACTER OF THE AREA

- 4.12 Policy SP10 (Design) requires the use of high-quality materials and a layout, scale, massing, height, and density that reflect the character of the surrounding area. This reflects the requirements of section 12 of the NPPF which provides the approach to achieving well-designed places at the national level.
- 4.13 The layout of the site is in keeping with the character of the village as the dwelling will be set within a good-sized plot and fronting towards Station Road. The architectural style of dwellings in this part of the village varies. Whilst No. 26 is an old character building, No. 28 is a relatively modern dormer bungalow. The dwelling being built in the eastern grounds to No.26 is contemporary and has large areas of glazing. Taking the design of the neighbouring dwellings into consideration, the proposed dwelling has been designed to have the character and appearance of a traditional dormer cottage. The overall form and mass of the building, together with the use of traditional materials, will ensure that there is no harmful effect on the setting of the neighbouring dwellings, the street scene and on the wider character of the area. The proposal therefore accords with the requirements of SP10 in terms of design.



## RESIDENTIAL AMENITY

- 4.14 Criteria 5 of SP10, states that development will be supported if it is designed so it does not unacceptably harm the residential amenity.
- 4.15 The internal layout of the dwelling has been designed to avoid any harmful effect on the neighbouring dwellings and as such there are no first-floor windows on side elevations. All first-floor bedrooms either face south towards Station Road or north over the rear garden. Adequate space has been retained between the dwellings and the proposed dwelling will have ample private space to the rear. Consequently, there will be no harmful effect on residential amenity.

## HIGHWAYS SAFETY

- 4.16 Policy SP22 sets out the criteria for transport and accessibility for development. The site is within the 30mph speed limit and visibility is good in both directions. There will be ample space for parking and for vehicles to turn and manoeuvre within the site. Consequently, there will be no harmful effect on highways safety.

## IMPACT ON BIODIVERSITY AND GEODIVERSITY

- 4.17 Policy SP24 of the Local Plan and Section 15 of the NPPF requires development proposals to protect and enhance the biodiversity and geodiversity value of land and buildings. The site is currently garden to No.26 and consists of a grassed area with shrubbery. It therefore has a low biodiversity value. There is potential for additional planting within the new rear garden to the proposed dwelling and details for this can be secured by condition. In addition, as the access strip to the rear field on the western side of the plot will only be occasionally used, this strip can be used to provide habitat for wildlife in the form of grasses and wildflowers. Again, this can be secured by condition to ensure compliance with SP24.

## 5 CONCLUSIONS

- 5.1 This windfall site within the 'large village' of Burgh le Marsh is in an appropriate location, within the developed footprint of the settlement. As such the principle of residential development is acceptable. The proposal will have no adverse amenity impacts and will be in keeping with the character of the locality. Subject to the use of appropriate conditions the proposal is in accordance with policies SP2, SP3, SP10, and SP23 and with relevant paragraphs of the NPPF.