



Planning, Design and Access Statement

Land to rear of 189 Newark Road, North Hykeham



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1. Introduction

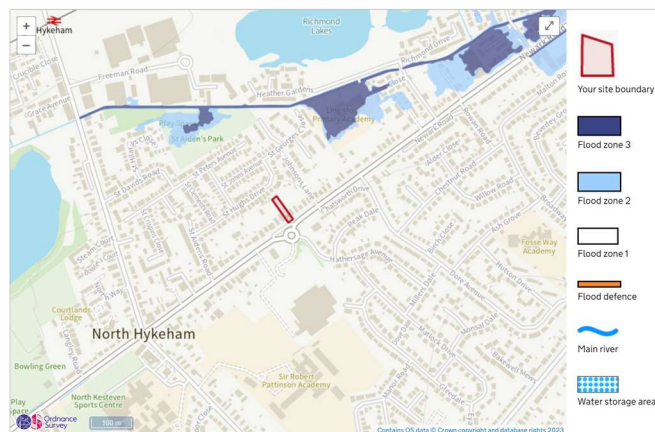
This planning, design and access statement has been developed on behalf of Miss Paige Holden and Mr Tom Allenby and accompanies a Full Planning Application for the erection of a 3 bedroom detached dwelling including a single storey outbuilding to the rear of 189 Newark Road, North Hykeham, Lincoln.

The purpose of this statement is to explain the design process for the scheme and assess the proposal alongside its surroundings and relevant planning policy context.

2. Site Assessment

The application site comprises of the rear lawned garden of 189 Newark Road, situated within the centre of North Hykeham. The site is currently used as a large, circa 13m x 40m portion of garden, with the host dwelling being a detached dwelling fronting the main road. Access to the site is gained via a circa. 4.2m wide private driveway that junctures with a slip road before joining set back from Newark Road. The existing dwelling also has a circa. 10m length front driveway, with a landscaped area to the highway. The remainder of the site has close boarded fences along the other three boundaries, ranging from 1.2m to 1.8m high.

The application site can be described as flat and level with no significant changes in gradient. It benefits from a large Oak Tree (shown on the submitted Site Location Plan) located in the corner of the site which has a Tree Preservation Order since 1992 (TPO ref: N334). The Environment Agency flood risk map shows that the proposed site is within Flood Zone 1, and there is no evidence to suggest that the site has been subject to localized flooding or drainage problems attributed to surface water discharge.



The site already benefits from planning permission for the erection of a 3 bedroom bungalow under planning reference 23/1198/FUL which was granted for a very similar development in January 2024. This application seeks to make some minor amendments to the layout and appearance of the approved bungalow, as well as include the provision of a single storey outbuilding as part of the application site, including the temporary use of the building for living accommodation during the construction of the bungalow and subsequently move into once built.

In order to facilitate the construction of the dwelling as well as provide an on site presence for receiving deliveries, maintaining security of the site, managing the build of the project and being involved in building the property, the applicants intend to temporarily live in the outbuilding on site.

3. Proposed Development

Summary

The proposed development seeks to erect a single storey, 3 bedroom bungalow (C3 use) including a single storey outbuilding to be used as temporary living accommodation during construction. Due to the large existing garden, both the existing and proposed dwellings will benefit from ample private amenity space, whilst remaining private from any overlooking of each other and the adjacent neighbours. The new dwelling will be accessed via a shared private driveway leading alongside no.189 Newark Road, with two parking spaces and sufficient turning space to the rear so that vehicles can approach Newark Road in a forward gear.

Use

The proposed intensification of the site's residential use (Use Class C3) will be compatible with the adjacent and host residential land use to the north, east and west. The scheme is also suited to the non-residential uses surrounding it, such as Ling Moor Primary School, North Kesteven Secondary School and Robert Pattinson Secondary School, as well as the multitude of other public amenities. The single storey bungalow to backland development like this has been approved in similar circumstances along Newark Road, making it a suitable use for the extensive garden.

Layout

The layout of the scheme is such that it will retain the privacy and enjoyment of the adjacent neighbour's outdoor amenity, whilst making efficient use of the application site without affecting the established character of Newark Road. The existing 4.2m wide private driveway will be utilised to gain access to the proposed dwelling, with a proposed dwelling situated far enough back to ensure a good sized garden is still maintained by 189 Newark Road, as well as the detached garage and parking. The new dwelling is parallel with the host dwelling to maximise the site, and allow boundaries to be clearly defined with separate parking, turning and amenity spaces for both properties. The new shared private driveway will be sited alongside the existing dwelling and the neighbours to the east.

The scheme largely mimics the general layout of other schemes that have been approved as backland development along Newark Road, with a garden to the rear of the site, new dwelling providing 20m separation between the bungalows to the rear at St Hugh's Drive, and a shared driveway with its own access.

In this instance, further consideration has been made to protect the Oak Tree to the corner of the site, ensuring no development encroaches within the root protection area of the tree. Additional biodiversity measures have been incorporated into the scheme such as bird and bat boxes, additional hedging and further low level shrubs to improve the natural environment.

Further details of separation distances and layout can be found on the included Proposed Site Layout and Landscaping drawing.

The proposed single storey outbuilding creates a single outbuilding of circa. 6.7m x 7.2m. This also acts as an element of separation between the host dwelling of 189 Newark Road and the proposed bungalow. The outbuilding is shown 1.2m away from the neighbouring boundary with no. 187 Newark Road at a height of 2.78m from finished ground level.

The outbuilding is proposed with similar materials (brickwork, PVC cladding and a single ply membrane roof) which are typical of the surrounding buildings and the proposed bungalow, with PVC patio doors and windows to the front and rear elevations. A 500mm roof overhang to the front elevation provides shelter from driving rain, resulting in a non-contentious design that is functional and practical.

Scale

The proposed development will be designed to achieve a similar scale to that of other approved backland developments, remaining as a single storey bungalow to maximise the internal floor space, whilst negating any overlooking or overshadowing effects on the bungalows to the rear.

Landscaping

The existing grass will be retained to both the garden of 189 Newark Road and the rear of the proposed dwelling. This will be accompanied by necessary paving for access and that for the occupant's enjoyment, with existing boundary fences either retained or replaced like for like. These landscaping measures will serve to enhance the application site's habitat. In addition to this, additional hedging has been proposed to the boundaries to improve the biodiversity of the site, as well as bat and bird boxes being fitted to the rear elevation to encourage local wildlife.

The existing oak tree (TPO ref: N334) to the north west corner of the site is proposed to be retained and protected as per the tree constraints plan submitted.

Appearance

The bungalow is proposed with a simple pitched roof construction, making use of a traditional masonry construction and simple detailing. The pitch of the roof is similar to the surrounding neighbours, as well as brickwork has been chosen to blend in with the rest of the surrounding area.

Access

The proposed development will utilise the existing private driveway/junction with Newark Road (30mph speed limit), which has good visibility splays in both directions. The scheme includes off street car parking and vehicle turning space, to ensure that vehicles from both the existing and proposed dwellings can enter the highway in a forward gear.

Relevant Planning Policy

CLLP - Policy LP1

This policy sets out the development strategy and states that growth will be met in Lincoln by planning positively for sustainable development and taking a positive approach to find solutions which mean proposals can be approved wherever possible, providing they improve the economic, social and environmental conditions within Central Lincolnshire.

In this instance, the application makes use of an underutilised existing residential site in a sustainable location close to employment opportunities, public amenity and community facilities. The proposed residential use is in keeping with the area and original building use, and lends itself to this without undue harm to the current building structure. Subdivision of the spaces works comfortably and provides comfortable single and dual occupancy accommodation.

CLLP - Policy S3

This policy states that development should provide the scale and mix of housing types that will meet the identified needs of Central Lincolnshire. The Lincoln Urban Area will be the primary focus for development to meet Lincoln's growth objectives and regeneration needs, making the most effective use of previously developed land.

As stated above, the proposals create a suitable unit of accommodation in an area that has limited housing stock of this type. The site is within a sustainable location that follows a recognised grain of development set back from the main road, as well as being within the centre of North Hykeham.

CLLP - Policy S53

This relates to design and ensuring that extensions and alterations to existing buildings must achieve high quality sustainable design that contributes positively to local character, making efficient use of land, provide well designed boundary treatments, protecting any important local views and use appropriate high quality materials.

The site has been designed to work with the existing topography of the site as well as being set back sufficiently to not affect the street scene of Newark Road. The new dwelling has comfortable off street parking and a good sized garden, whilst also leaving ample space for the host dwelling.

Materials such as matching brickwork and render have been used to complement the existing buildings, whilst new windows have been proposed to match the original style. Boundary treatments are to be defined and are coherent with the surrounding landscape, ensuring a harmonious link between the development and its context.

Policy S60 / S61

Policy S60 and S61 relates to the biodiversity and geodiversity of a site, including the provision of enhancements that extend and improve the ecological network of habitats. Policy S60 states that measures should be taken to “protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site” as well as “minimise impacts on biodiversity and features of geodiversity value” and “deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61.”

Policy S61 further reinforces this by stating that “all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management.”

The application makes use of proportionate and suitable strategies to retain and enhance the biodiversity of the site. A sustainable urban drainage scheme utilizing soakaway crates for the building surface water has been proposed under the proposed shared driveway. Bird and bat boxes have been proposed to the rear elevation of the dwelling, situated close to the existing tree line found to the rear of the neighbouring and surrounding gardens. Native plants are also proposed in the front garden landscaping. We believe this is proportionate and suitable for the scale of development proposed.

4. Conclusion

The proposals seek to erect a new, single storey three bedroom bungalow to the rear of a detached dwelling on Newark Road, North Hykeham. It is located in a sustainable and well connected position within Lincoln's Urban Area.

The design has taken into account the surrounding features, scale and massing of neighbouring properties, and as a result does not form any overbearing or privacy issues to both the neighbours or the occupants of the new dwelling. Constraints and opportunities have been identified during the design process and it was decided that this would be the best solution to make efficient use of the available land.

There are no technical constraints as the proposed scheme would not prejudice the safe or efficient use of the public highway and would not give rise to any severe impacts to highway safety. Furthermore, the proposal would not adversely impact upon the level of private amenity which the occupiers of nearby properties could reasonably expect to continue to enjoy.

The site is not in a flood zone, and has incorporated ecological measures to improve the biodiversity of the site. It includes sustainable environmental strategies such as air source heat pumps, high quality building envelope suitable for efficient buildings and brings a positive contribution to the housing supply.

Accordingly, the planning balance should be tipped in favour of development as the proposal complies with relevant policies from the Central Lincolnshire Local Plan and would constitute sustainable development in line with the NPPF 2019.