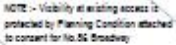


Mr. & Mrs. C. Newman



Incorporating Flood Risk Statement

March 2024

Introduction

This is a full planning application for residential development involving the construction of a detached three bedroomed bungalow on an application site located to the rear of No.1a Peterborough Road Crowland.

The application is supported by the requisite drawings, completed application form, and this Planning Statement.

Application Site



This application site is currently redundant garden land of regular shape which extends to 0.13 hectares and is characteristically flat. There are no landscape features within the site with just a small greenhouse, shed and open ended shed in evidence, which will be removed.



View towards rear of Site



Rear boundary of site



View northwards across rear boundary



View towards side boundary (north-east)

Access to the site is via an existing shared driveway which leads onto Broadway.



Existing Access from Broadway

The site is not visible from the public highway, being located along the rear of properties in Broadway to the north and Strickland Drive to the north west of the application site.

To the south-west of the site is open garden land.

Location and Character

Crowland is one of the largest settlements in the District, being classified as a Main Service Centre, and the application site is well located in an established residential area close to the historic centre of the town. There is a diverse mixture of housing style, scale and age around the application site with no distinctive vernacular. There is also a variety of external materials in evidence including facing bricks of varied colour and texture and rendered properties.

The Proposal

This redundant garden site provides an excellent opportunity for the Applicants to create a bespoke dwelling to meet their individual needs on a spacious, private plot within walking distance of the centre of Crowland. The Applicants currently live at No.1a Peterborough Road which has its own integral garage and parking however the application includes provision for two additional parking spaces for the use of No.1a as indicated on the submitted layout.

The bungalow design incorporates a hipped roof design to minimise any potential visual impact on neighbouring properties as well as creating a traditional appearance.

External materials are specified as part of this application and are considered to be appropriate to the locality.



Garaging and ample parking is provided within the scheme including the ability for vehicles to turn within the site and leave the site in forward gear. The garaging will also provide secure storage for cycles in accordance with planning policy.

There are two established boundaries to the application site which provide varying levels of privacy. A new boundary fence is to be erected to the south-west (side boundary) of the site and the front boundary will be defined by a mixture of fencing and hedgerow with tree planting to the front garden which will enhance the natural environment.

Relevant Planning History

Whilst there is no planning history on the application site itself it is appropriate to refer to planning history on an adjacent parcel of land.

H02-0830-20 – Erection of three bedroomed dwelling with attached garage

In January 2021 Full Planning permission was granted for a detached dwelling to be built on former garden land adjacent to No.1a Peterborough Road Crowland. The dwelling which is now constructed was approved with a vehicular access from the shared drive onto Broadway.

Highways

As referenced above there is an existing vehicular access that serves several properties including the application site.

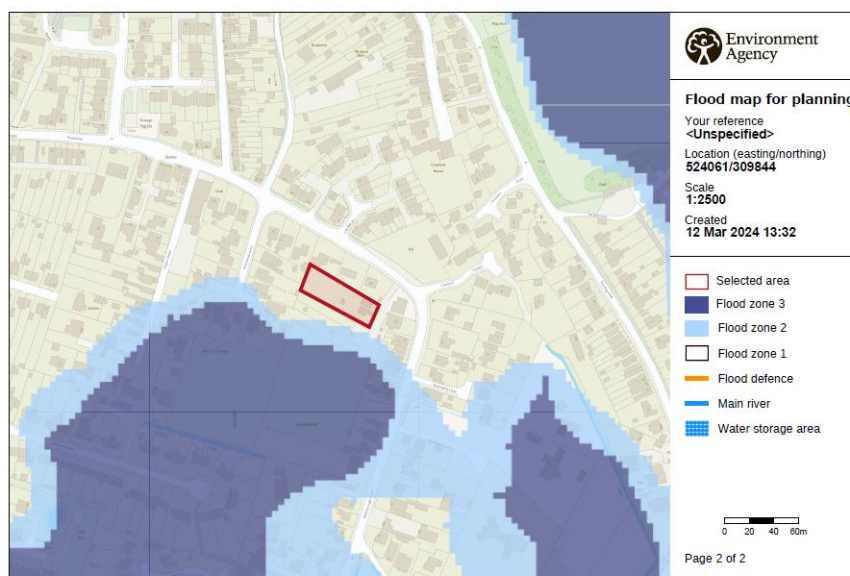
As part of the approval for the new dwelling approved under H02-0830-20 there was a Condition attached that protects the visibility at the junction of the shared drive and Broadway.

It is therefore considered acceptable that the proposed dwelling can be satisfactorily served by the existing access with no detriment to highway safety.

Parking provision to the proposed bungalow exceeds the parking standards and significantly the proposal provides additional parking for the use of No.1a Peterborough Road which will avoid the potential for vehicles to park on the shared driveway.

Flood Risk

The application site is located within Flood Zone 1 as categorised by the Environment Agency and therefore a site specific Flood Risk Assessment is not normally required to accompany this 'minor' application.



Environment Agency Map showing site within Zone 1



The SFRA predicted depths of flooding are between 0.25m – 0.5m for the majority of the application site as indicated in the above extract in a 1 in 100 year fluvial event.

Relative levels –

The finished floor level for No.1a Peterborough Road is 2.11mOD

The finished floor level for No 85 Broadway is 2.6mOD

Existing ground level at the front of the application site is 1.95mOD

It would therefore be appropriate for the finished floor level of the dwelling to be at 2.6mOD with flood resistant and resilient measures incorporated to approximately 300mm above the finished floor level.

Drainage

Foul Drainage

Given the distance from the nearest public foul sewer and the relatively shallow depth of that apparatus it is considered appropriate in the circumstances to install a package treatment unit which can be satisfactorily accommodated in the large rear garden area together with the soakaway arrangement for the treated water.

Surface Water Drainage

Roof water from the proposed dwelling is to be directed to suitably located and sized soakaways using proprietary drainage crate systems. Soil percolation testing is to be undertaken in accordance with BRE 365 to establish suitability and extent of drainage required.

Other Matters

When the adjacent new dwelling was considered by the LPA under H02-0830-20 there were no issues relating to archaeology, heritage assets, natural habitats, or potential contamination from previous uses of the site.

Given the proximity of this current site and its previous use as garden land it is not considered that the proposal is subject to any potential issues that would require further investigation or conditions attached to any planning consent.

Ground conditions encountered on the adjacent site confirmed sand and gravel soils beneath silty topsoil which provide good infiltration for surface water discharge and also suitability for traditional concrete strip foundations. No evidence of contamination was found on the adjacent site.

The actual application site will be subject to site specific investigation at the appropriate stage.

Conclusion

It is considered that the proposal represents a very straightforward windfall site to re-use redundant garden land in an extremely sustainable location.

The dwelling has been designed to specifically suit the site and the accommodation requirements of the applicants who currently reside adjacent to the application site.

The proposal has minimal impact on the neighbouring properties being single storey accommodation with ample parking within its curtilage as well the significant contribution to parking for the existing dwelling at No.1a Peterborough Road which will keep the shared driveway clear for the current users.

There are no technical issues relating to the application site and the resultant dwelling will be built to high levels of energy efficiency as now prescribed in the latest Building Regulation mandatory standards.

It is therefore hoped that the Local Planning Authority will be able to favourably determine this application in order that the Applicants can begin the construction of their future home.

Alan J Finch
March 2024

mlp Moulton Land and Planning