PROPOSED RESIDENTIAL DEVELOPMENT

Detached Dwelling with Garaging & Annexe

Plot 1, Land at Peterborough Road Crowland

for

Mr & Mrs. M. Blackbird



PLANNING STATEMENT

mlp Moulton Land and Planning

a j finch

PROPOSAL

This Full Planning Application seeks approval for a detached two storey dwelling, detached garage with first floor annexe served by private drive, to the east of Peterborough Road, Crowland

THE SITE

The proposed site is 1.78 acres and is located on part brownfield, part greenfield site with access from Peterborough Road, Crowland. The northern and eastern boundaries are screened by mature tree and hedgerow. The eastern boundary is to the rear gardens of existing residential properties and has a mixture of boundary treatment. The southern boundary is currently undefined onto the remainder of the grass paddock but will be subject to a detailed scheme of landscaping and boundary treatment.
Access to the site will be via a private drive from Peterborough Road where there is an existing vehicular access that formerly served the engineering works that occupied the front area of the overall site.



Mature Eastern Boundary



Existing Access from Peterborough Road



View from proposed plot looking west towards Peterborough Road

PLANNING HISTORY

The application site for a single dwelling forms part of a larger site that has the benefit of Full Planning Consent as granted by the Local Planning Authority August 2017 for 41 dwellings (H02-1082-15).

THE SCHEME

The approved scheme referred to above is not being pursued and so the current landowners have decided to seek planning for a low density, high quality residential development for occupation by themselves. The proposal involves bespoke designs for two large dwellings served by a private drive. This application is for the proposed dwelling to the northern section of the overall site. A separate application is submitted for the adjacent plot to the south.

The proposed dwelling is sited well away from boundaries and is of two storey accommodation to suit the applicant family's requirements.
A detached garage block is proposed which has annexe accommodation over for use by a family member.
There is a variety of roof levels and types which create an interesting building form.
External materials are yet to be specified but it is envisaged that a slate coloured tile with stone / reconstituted stone elevations will be proposed.

Landscaping and boundary treatment will be carefully considered to provide adequate privacy and security whilst importantly using appropriate species of planting and forms of boundary fencing.

TECHNICAL CONSIDERATIONS

In order to fully assess the site and its relationship to adjacent properties a topographical survey was commissioned to ensure accurate planning of the detailed scheme.

Highways Access –
It is intended to use the existing vehicular access which previously served the engineering works that occupied the front part of the site. As the scheme is extremely low density it is appropriate for a private drive to be provided. The front entrance wall is to be retained and any gates installed to the entrance will be set back from the public highway to ensure visiting vehicles can stop clear of the footpath.
The access drive will be of suitable construction to carry fire appliances and other heavy vehicles that may need to attend the property.

Refuse Collection –
It is considered appropriate that the refuse generated by just two dwellings can be satisfactorily dealt with by means of collection from the edge of the public highway.

Foul drainage –
There is an Anglian Water foul sewer located in Peterborough Road however given the distances involved it is considered that the most efficient method of foul drainage given the very large plot area would be package treatment unit with treated water discharge into a suitably designed soakaway system.

Surface Water –
The intention is that the private drive will be of permeable construction. The front area of land through which the access road will be constructed will be cleared of the existing concrete slab areas identified on the topographical survey and so this part of the site will see an improvement in ground permeability.
The roof water from the dwelling will be discharged into suitably designed and positioned soakaways.

Flood Risk –
The Flood Risk Assessment that was approved under the current Full Permission for the site recommended Minimum finished floor levels to two storey dwellings at 1.9mAOD. Given the low density development now proposed it is feasible to raise those floor levels to 2.3m* AOD with no adverse impact on any adjacent land or dwellings.
*this floor level was recommended on a recent application in close proximity to the site.

CONCLUSION

This application is for an individually designed family home to be located in a mature landscaped setting within Crowland. Whilst the overall site has the benefit of Full Planning consent for 41homes with estate roads and open space I am sure that local residents will welcome the change of plan to a low density private residential development located off Peterborough Road.