



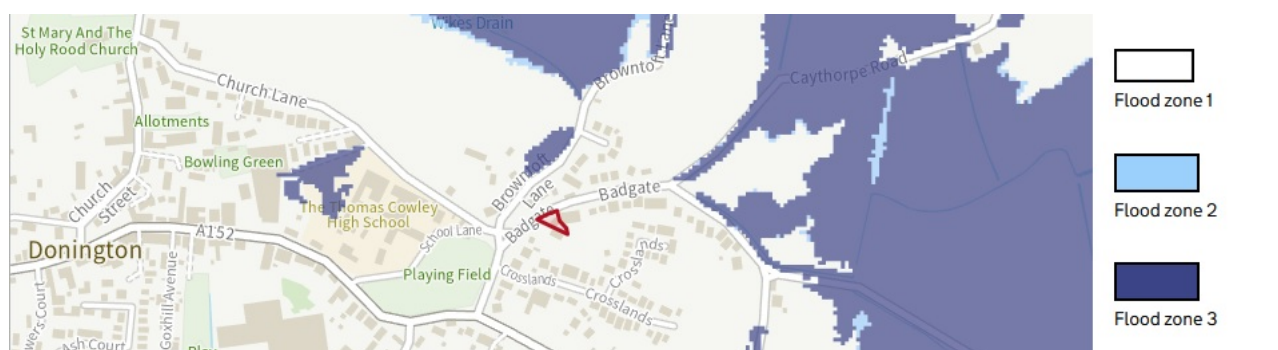
1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located towards the middle of Badgate on the South side
- 1.2. The existing chalet bungalow is very tired and well below the modern standard of thermal and energy efficiency and of non-standard construction.

2. SITE ASSESSMENT

- 2.1. The site is within an established row of mixed one and two storey dwellings without any overriding design language.
- 2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.3.A Flood Risk Assessment is not required as the site is within Flood Zone 1. See image below.



3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to redevelopment a site that otherwise will continue to deteriorate.

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design of the proposed dwelling, which are the subject of this application, are intended to reflect and reinforce the traditional buildings seen in the area and produce dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.

4.2. The site allows for parking and manoeuvring as shown in this current application planning drawing.

4.3. The proposed dwellings have a traditional appearance to reflect the look of neighbouring dwellings whilst maintaining a high standard of materials and workmanship.

4.4. The rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable village, with shops, restaurants, schools, place of worship and public houses within a few minutes' walk.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

5.3. Donington is defined as a Main Service Centres where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement

boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.

- 5.4. A bus service operates along Quadring Road, with bus stops very close to the site, approximately 215m, providing easy access to Spalding, Peterborough and beyond. Spalding has a substantial railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

- 6.1. It is considered that the proposed development is suitable for its site and the area generally and is a vast improvement on the current building.
- 6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Donington.