

Your ref: PP-05850622
Our ref: 1179-3 LMS MAG

22 February 2017

Planning Manager
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Dear Sir

**CALDERDALE HOMES (EASTERN) LTD
ERECTION OF 3 X 2 BED AND 4 X 3 BED DWELLINGS.
LAND OFF PARK LANE, DONINGTON**

Please find attached a Full Planning Application for the above development submitted via the Planning Portal, reference PP-05850622.

This is a resubmission of planning application H04-1092-16, which was refused on the 6th February 2017 and, accordingly, the new application can be treated as a free-go. This latest application responds to the reasons for refusal through a reduction of the number of units from 9 to 7 and the removal of the small rear parking area in favour of parking to the front of the site.

A planting scheme and boundary treatment details accompany this amended proposal and the small area of private driveway will be managed by a maintenance company that will be set up by the applicant company.

The site is currently occupied by a relatively large industrial building, loading/unloading area and parking area together with a second smaller commercial building. These buildings are proposed to be demolished in favour of the redevelopment of the site for housing. The application is accompanied by a ground investigation report prepared for the original application.

The larger of the two buildings can be seen in the photograph below.

Page 2 of 4

Our ref: 1179-3 LMS MAG

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The extent of this building is shown on drawing 1179-03_SK_LP01 and the building has been vacant for some time.

The second building on site can be seen below.



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The remainder of the site is hard surfaced and there is a chain link fence separating the site from the footway and a close boarded fence in a poor state of repair to the southern boundary. The western and eastern boundaries consist of the flank walls of the two buildings on site.

The application site has existing residential development on three sides and immediately across the road, indeed the immediate area is largely dominated by residential development.

To the south there are the rear gardens of those largely terraced properties that front onto Station Street (A152). To the west on Gleed Avenue (leading from Park Lane), there are pairs of red brick semi-detached houses set within large curtilages. To the east of the site there is a small 'L' shaped group of 5 chalet type bungalows (Millson's Close) arranged around a grassed area. Plots 6 and 7 lie to the north west of the nearest property on Millson's Close and, having regard to this orientation and the lack of windows other than for a small obscure glazed bathroom window on the gable end, there will be no overlooking or loss of sunlight.

To the north east of the site across Park Lane there is a Grade II Listed Building known as St Heliers, 1 Park Lane. To the west of that dwelling there is a range of buildings that have been sensitively renovated and converted to a single dwelling.

The proposal is to redevelop the site and construct 7 modest dwellings comprising 3x2 bed and 4x3 bed arranged in a loose 'L' shape facing out towards Park Lane.

Each dwelling has the necessary parking adjacent to its curtilage, save from plot 6 which has parking next to that of plot 7. The dwellings will be served by a private driveway with the furthest dwelling being only a short walk from Park Lane. All dwellings now have safe and convenient access to the highway both in terms of pedestrian access and for the placement of refuse sacks on the nearby wide footway.

The Donington Conservation Area runs along the western and southern boundary and includes the entire site area.

The redevelopment of the site will clearly have a positive impact on the character of the Conservation Area in that the removal of existing commercial buildings and the erection of the new dwellings will create a dramatic improvement in the street scene. The proposal will also improve the setting of the Listed Building.

Page 4 of 4

Our ref: 1179-3 LMS MAG

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As the development is for 7 dwellings and does not exceed 1000sqm of combined floor area, the development attracts no contributions including any affordable housing. The development is, however, affordable by design and will provide the opportunity for those looking to get on to the first rung of the property ladder.

We trust this redesign will overcome the reasons for refusal and the application will be considered favourably, but in the meantime, if there are any questions, please do not hesitate to ask.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lewis Smith', with a large circular flourish at the bottom left and a small circle at the end of the signature line.

Lewis Smith MRTPI