

Your ref: PP-05499335
Our ref: 1179-2 LMS MAG

26 October 2016

Planning Manager
South Holland District Council
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Dear Sir

**CALDERDALE HOMES (EASTERN) LTD
ERECTION OF 7X2 BED AND 2X3 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-05499335.

The site is currently occupied by a relatively large industrial building, loading/unloading 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 and a Drainage Strategy.

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



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The extent of this building is shown on drawing 1179-02-SP02 and the building has been vacant for some time.

The second building on site can be seen below.



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.

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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 grass area.

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 9 small dwellings comprising 7x2 bed and 2x3 bed arranged in a small terrace and a pair on the Park Lane frontage and a pair to the rear.

The dwellings on the frontage are proposed to be two storeys and the terrace of 5 dwellings is staggered to create interest in the street scene. The designs incorporate chimneys and cambered brick arches to window heads and although the materials have yet to be chosen, it is likely that they will be constructed in red brick and pantiles to compliment the prevalent materials used in the area. To the rear of the frontage plots it is proposed to construct a private driveway that will serve a pair of 3xbed semi-detached dwellings, together with the parking for the entire development. The relegation of the parking to the rear of the site will improve the street scene. Plots 6 and 7 have been carefully located so as to not have a detrimental impact on the Millson's Close development to the east.

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.

The private drive and parking areas to the rear of the development will be managed by a Management Company.

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As the development is for 9 dwellings and does not exceed 1000sqm combined floor area the development attracts no contributions including any affordable housing. However, the development is affordable by design and will provide the opportunity for those looking to get on to the first rung of the property ladder.

We trust you will consider the application 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 stylized flourish at the end.

Lewis Smith MRTPI