



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located on the Western side, towards the North End of the Frostley Gate. The plot is extremely large and not currently in use.
- 1.2. The bungalow that is to be replaced was built in 1950 and falls well below current levels of build quality and energy conservation.
- 1.3. Although the bungalow originally had an agricultural clause. It has been confirmed, via discussion by Natasha Bicknell of Roythornes and Lisa Davies of SHDC, the clause will not be applicable to the new dwelling.
- 1.4. The current bungalow is set some 104m from the road which is incongruous with the dwelling around it.
- 1.5. A pre-application meeting took place at the Planning Office on 12th February 2019. My client, Natasha Bicknell, David Grant, Lisa Davies and I were present. General positioning, size and massing were agreed in readiness for this application. Along with confirmation that the Agricultural Clause will not be applied to the new dwelling.

2. SITE ASSESSMENT

- 2.1. The site overall is some 1.08 hectares in area and is positioned as described above.
- 2.2. The area generally is a sparse mix of large family houses interspersed with bungalows.
- 2.3. Boundary treatments along frontages comprises of Laurel Hedges and entrance gates. With the remaining boundaries having Native Hedging.
- 2.4. Landscaping generally comprises private planting in house-owners' garden and as a result is very low key and largely lawned areas.
- 2.5. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas. There is no intention to vary site levels significantly from the existing levels and adjoining site and building levels.
- 2.6. The site is the EA's Flood Zone 3, therefore a Flood Risk Assessment will accompany this application.

3. EVALUATION

3.1. Opportunities

- 3.1.1. There is an opportunity to make better use of available land, and to provide a dwelling which in keeping with the size of the plot, and in a position close to road.
- 3.1.2. The bungalow that is being replaced is of significant age and would require significant alteration to bring it in line with modern standards to a level which isn't financially viable.
- 3.1.3. There is an opportunity to build a house that is built to the highest standards and incorporating several 'Green' technologies

3.2. Constraints

- 3.2.1. General constraints exist as with any infill / replacement-type development.
- 3.2.2. Care must also be taken to avoid either overlooking the neighbouring properties, or presenting an overbearing structure close to their boundaries.

4. DESIGN

- 4.1. The design of the proposed dwelling, which is the subject of this application are intended to reflect and reinforce the larger buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.
- 4.2. The intension is to use a red/brown multi facing brick, contrast plinth and soldier courses, natural slate roof covering and black cast iron looking rainwater goods.
- 4.3. My client intends to make use of ground source heat pump for heating along with a heat ventilation recovery system. Coupled with PV panels and solar thermal plus a rainwater harvesting system. All to help offset the carbon footprint of the dwelling.
- 4.4. Although there are very few near neighbours, great effort has been made to ensure no other dwelling will be overlooked, with only one obscure side facing window on the first floor window to mitigate any potential for overlooking.
- 4.5. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed dwelling is on the outskirts of Whaplode St Catherine, where there is a village hall and public house.
- 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.

6. CONCLUSION

- 6.1. The dwelling is more in keeping with the type of development seen in these larger plots of land.
- 6.2. It is considered that the nature, design, build quality and environmental considerations of the proposed dwelling makes a valuable addition to the local housing stock.
- 6.3. In summary, the proposed dwelling will not only make better use of an otherwise underutilised plot land but will also enhance the street scene along that section of Frostley Gate.