

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located adjacent to 2 Greenfields, Holbeach, Spalding.
1.2. Planning approval for a detached house was granted by the Local Authority (Application No. H05-0711-09). Although this has now lapsed, the broad principles of development can be considered as already established.

2. SITE ASSESSMENT

2.1. The site sits within an established area of mixed single storey and two storey dwellings towards the northern end of Greenfields.
2.2. North of the site Greenfields meets Fleet Road where again we see a mix of single storey and two storey dwellings as well as commercial properties.

2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

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3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the elapsed Planning Approval.

3.1.2. The site is 490m², in area, of untended land that has been allowed to become overgrown. It has become an eyesore and irritation to the surrounding dwellings. The size of the plot allows for a good sized bungalow and garden which is comparable with the surrounding dwellings.

3.2. Constraints

3.2.1. The building design 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 bungalow itself is of simple, traditionally constructed design with pantiled roofs and good quality stock type facing bricks typical of older residential and agricultural buildings in the Borough. Eaves details comprise projecting facing brickwork, with black pvc rainwater gutters on rise and fall brackets. Verges comprise a double projecting facing brick course, and the foot of each verge terminates in a projecting brick corbel. These details are also intended to reflect the local rural vernacular. Lintels and cills are shown as reconstructed stone, for the same reason, but windows are shown as cream pvc in the interests of present day expectations, and also energy awareness.

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

4.3. It is believed that a bungalow is more suitable on the site to ensure that no overlooking of neighbouring properties should occur.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed bungalow is within a sizable town, with a shop, post office church and public house within less than a few minutes' walk. The town also has thriving community facilities.

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. A bus service operates along Fleet Road, with bus stops very close to the junction with Branches Lane, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a 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.

6.2. It is felt that the proposed development will improve the appearance of the Northern section of Greenfields and will be a better use of available land in a very sustainable settlement.

6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Holbeach.