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Ref: 2200/10

**FOUR BEDROOM HOUSE & DETACHED DOUBLE GARAGE
FLEET ROAD
FLEET HARGATE
SPALDING
LINCS**

FOR

SOVEREIGN HOMES (UK) LTD



PLANNING, DESIGN & ACCESS STATEMENT

**FOUR BEDROOM HOUSE & DETACHED DOUBLE GARAGE
FLEET ROAD
FLEET HARGATE
SPALDING
LINCS**

The application is to acquire Town & Country Planning Permission for a four bedroom detached house with detached double garage off Fleet Road, Fleet Hargate between Broad Lands (bungalow) and Haven House for the benefit of Seagate Homes.

Previously the whole site had Planning Permission for 8 No. properties off a private drive, the permission expired and when the South Holland Local Plan was adopted the majority of the site became designated outside the residential development boundary of Fleet Hargate (See Inset 6) only the Fleet Road frontage remains within the boundary.

Pre-application enquiries have been made with the planning case officer with positive response to the proposed layout – single dwelling house designed to reflect traditional buildings within the street scene and sited in line with adjacent properties (see Appendix).

The following section of the statement is as recommended by 'The Commission for Architecture and the Built Environment. (CABE).

USE

The site will be developed with a four bedroom house and detached double garage as agreed with the planning case officer in the pre-application enquiry.

AMOUNT

A single property is proposed and designed to reflect traditional buildings along Fleet Road and sited in line with the adjacent bungalow and house.

LAYOUT

In an effort to provide access to the retained land to the rear the proposed house has been sited to the West of the site with the detached double garage accesses off the rear field access.

SCALE

The scale and design of the property will be traditional with traditional materials. Access to and around the building will be suitable for people with disabilities.

LANDSCAPING

In an effort to enhance the street scene and this part of the Fleet Hargate Conservation Area an extensive landscaping scheme has been included using native species. A small copse has been created on the retained frontage land to enhance the street scene in the short term.

APPEARANCE

Traditional high quality external materials are to be used to enhance the street scene and Conservation Area.

SCHEDULE OF EXTERNAL MATERIALS

BRICKS	IBSTOCK IVANHOE RURAL BLEND
TILES	GREY SLATES
WINDOWS	TIMBER WITH STONE CILLS
DOORS	TIMBER

ACCESS

Access to the site will be off Fleet Road and utilise the retained access to the rear field for vehicles and there will be a direct access off Fleet Road for pedestrians.

APPLICATION PLANS

2200-10-10	Location & site layout plans
2200-10-02A	House floor plans and elevations
2200-10-03	Double garage floor plans and elevations.

G R Merchant
August 2011

APPENDIX

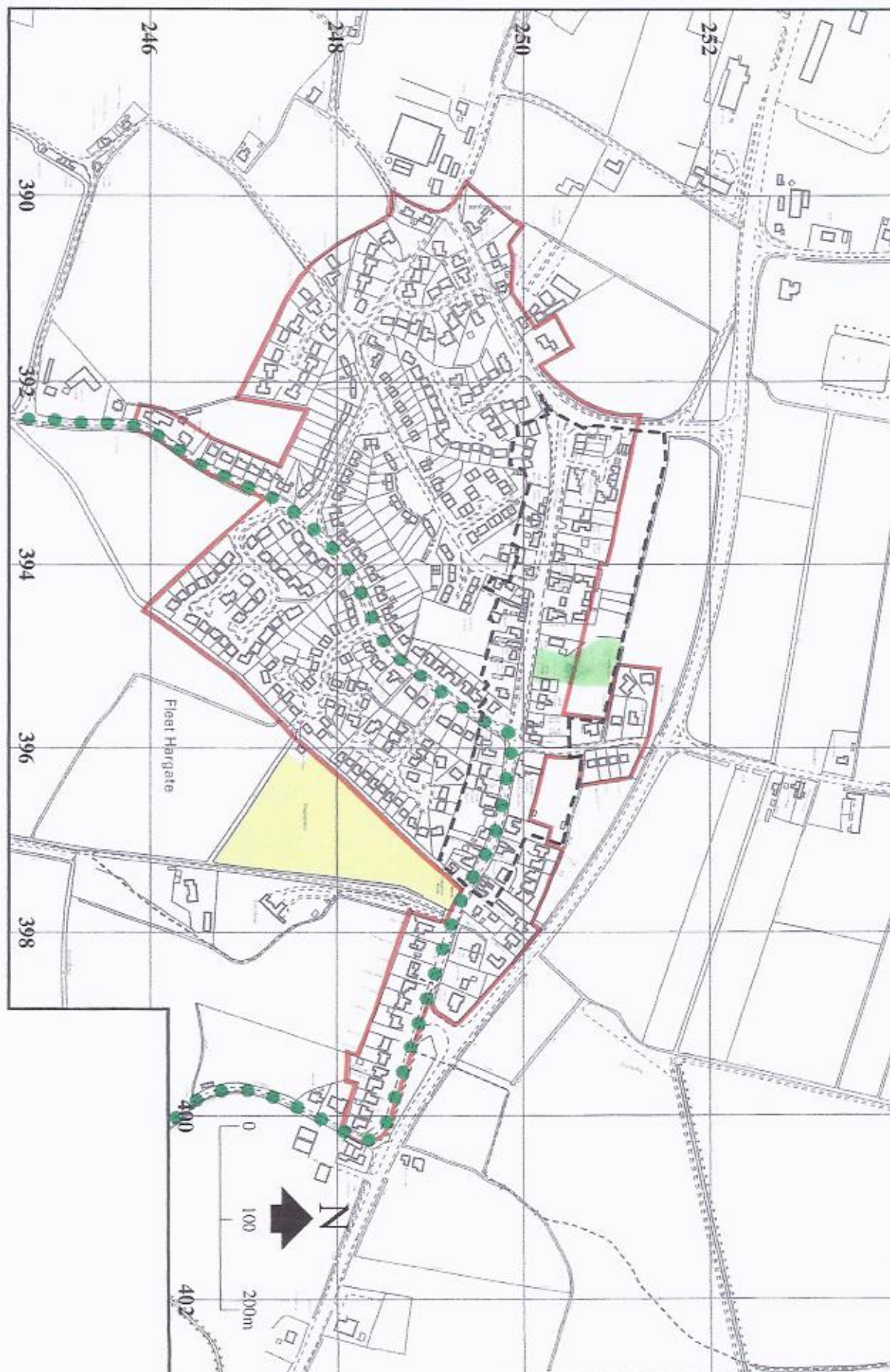
Inset 6 – Fleet Hargate Development Boundary of South Holland Local Plan – 2006

Location plan 1/1250

‘Google’ site plan

Pre-application enquiry

Inset 6 Fleet Hargate



South Holland Local Plan - Adopted 2006

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Fleet Hargate

SITE

date: 18 November 2010
your reference:
our reference: 1870x05
ask for: David Gedney
email: dgedney@sholland.gov.uk



Council Offices
Priory Road
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Seagate Homes Ltd
Seagate Hall
Vicarage Lane
Long Sutton
PE12 9AF

Dear Mr Brotherton,

Proposed Residential Development – Fleet Rd, Fleet Hargate

I write in reply to your letter dated 10 November 2010.

Any application would be assessed against Policy HS6 of the South Holland Local Plan, 2006. It indicates that new residential development will only be permitted on suitable sites in group centres (including Fleet Hargate) where:

- the site is within the defined settlement limit;
- it is on brownfield land; and
- the development constitutes frontage infilling or represents a replacement of an existing dwelling.

Concerning suitability, Policy SG14 is applicable. It indicates that new development should be in character, have a satisfactory relationship with existing buildings and protect the amenity of nearby residents.

Addressing the above, the site's frontage is within Fleet Hargate Development Boundary. However, it is arguable whether the site constitutes brownfield land. Nevertheless, it is considered in this particular case that frontage residential development could be accommodated in principle without harming the character/appearance of the locality.

In terms of the most appropriate form of development, the site is within Fleet Hargate Conservation Area. With this in mind, a bungalow is not considered suitable in this location. If a driveway is intended to the rear, the most appropriate form of development would be a single house designed to reflect traditional buildings along the street, with the principle elevation facing Fleet Road. It should be sited in line with adjacent properties.

Yours sincerely

A handwritten signature in black ink that reads "D.M. Gedney".

David Gedney
Planning Officer

10th November 2010

Mr Dave Gedney
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Mr Gedney

Proposed Residential Development – Fleet Road, Fleet Hargate.

As you may be aware our sister company Sovereign Homes Ltd has ownership of a parcel of land along Fleet Road, in Fleet Hargate.

Although the Planning Permission for the eight unit scheme has expired. We write to enquire if there is any merit applying for either a pair of infill cottage style three bedroom semi-detached houses, or a single bungalow.

For your information, please find enclosed our sketch proposals for both schemes, together with the relevant dwelling designs.

We look forward to hearing from you with your views.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

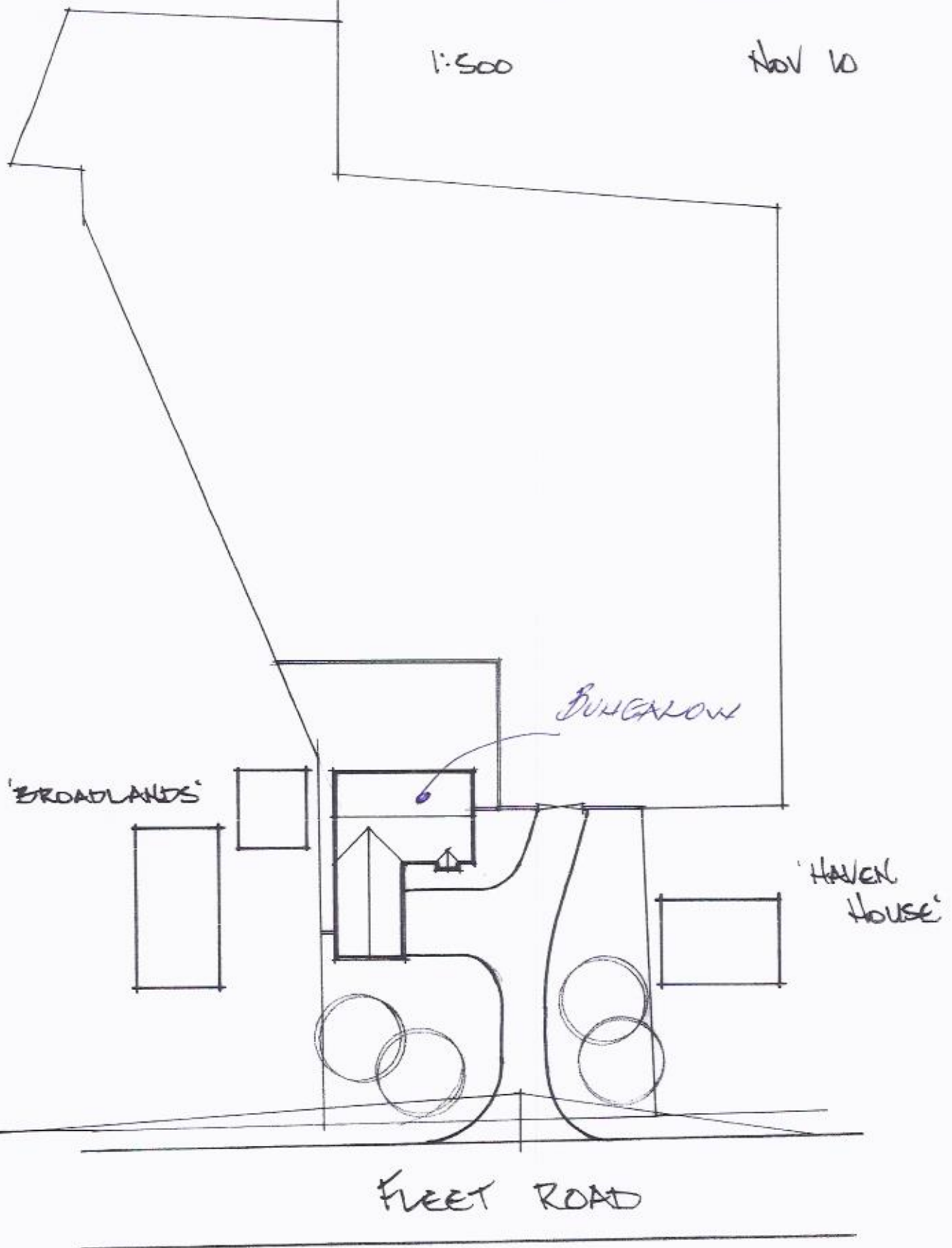
A P Brotherton.

Enc.

FLEET ROAD - FLEET HARBOR
SKETCH PROPOSALS

1:500

Nov 10



FLEET ROAD - FLEET HARDWARE
SKETCH PROPOSALS

1:500

Nov 10

