



1. SITE ASSESSMENT

- 1.1. The site is a 0.045 hectares portion of a larger site, 0.18 hectares in area, under the same ownership. It is situated on Belchmire Lane opposite the local primary school. The site is within the Defined Settlement Area as included in the current Local Plan.
- 1.2. The site boundary to the north is a terrace of buildings that include small shops and groups of flats. To the west is open unused land, and to the south a detached house of good size. The east faces the public highway.
- 1.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
- 1.4. Existing garden areas vary in terms of size and orientation, although the *general* development pattern is of small dwellings with correspondingly small garden areas.
- 1.5. Building periods and “styles” vary significantly in the area generally, but the buildings immediately surrounding the application site are of the latter part of the 20th century. The school opposite dates much further, likely the end of the 19th century.

- 1.6. Building types are all of traditional construction, with a broad mix of brick, render and roof covering types and colours. Detailing equally is of many different forms including corbelled eaves, boxed eaves, slated roofs, concrete tiled roofs, pvc windows, timber painted windows, timber cills, stone cills etc.
- 1.7. Boundary treatments vary significantly, including a number of timber fencing styles and brick walls.
- 1.8. Landscaping is largely informal and unplanned in an overall sense. No trees of note appear to affect development.

2. EVALUATION

2.1. Opportunities

- 2.1.1. 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 all local amenities and the local transport systems.
- 2.1.2. The site is 1693m², in area, of untended land that has been allowed to become overgrown. It has become an eyesore and irritation to the surrounding dwellings.

2.2. Constraints

- 2.2.1. General constraints exist as with any infill development. Local Plans generally require that any such proposals reflect the general grain and character of the area.
- 2.2.2. Care must also be taken to avoid either overlooking the neighbouring properties, or presenting an overbearing structure close to their boundaries.

3. DESIGN

- 3.1. The design of the proposed dwellings, which are the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.
- 3.2. The building have been designed to reflect similar dwellings on adjoining sites, but will be constructed in more modern materials.
- 3.3. The pair of semi-detached houses are rendered, with a slate looking roofs with a shallow pitch. The differing design is to reflect the varying styles of construction seen with the vicinity of the site and allow the property to fit with the street scene.
- 3.4. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and one obscure side facing window on the first floor to mitigate any potential for overlooking.

4. ACCESS AND SUSTAINABILITY

- 4.1. The proposed dwellings are within a sizable village, with a shop, post office, church and public house within less than a few minutes' walk.
- 4.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal site entrance.
- 4.3. A bus service operates along High Street/ Spalding Road, with bus stops very close to the entrance of Belchmire 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.

5. FLOOD RISK

5.1. The proposed are in Flood Zone 1 and no flood risk issues apply.

6. CONCLUSION

6.1. It is considered that the proposal recognises existing low occupancy/ starter home accommodation needs in the District.

6.2. It is felt that the proposed development will improve the appearance of this section of Belchmire Lane 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 and building, but also to the settlement of Gosberton.