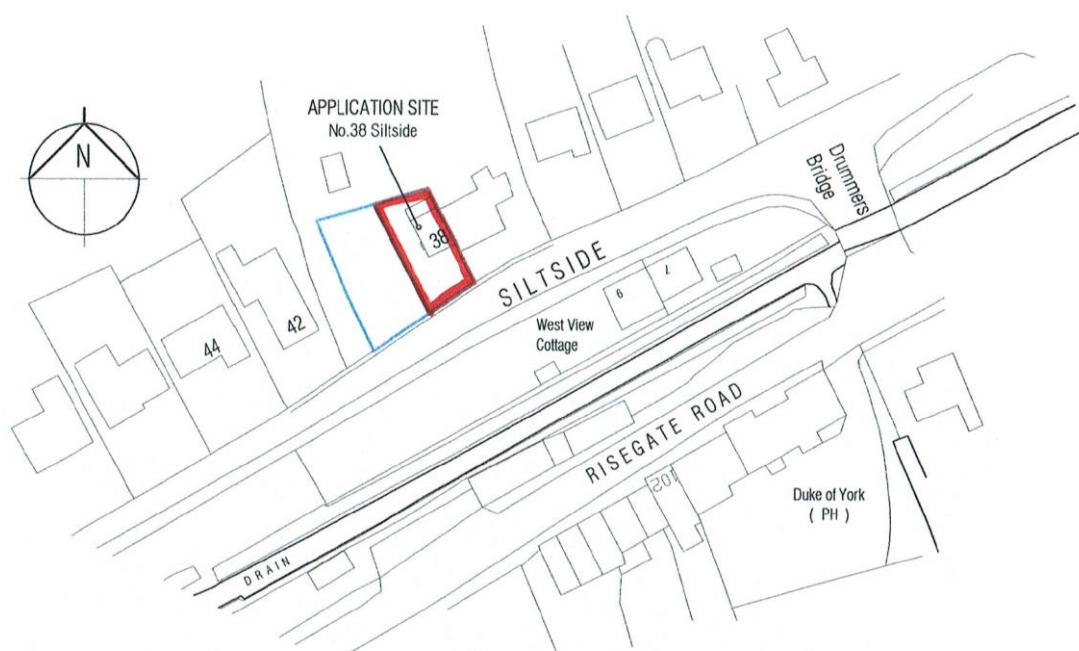


PROPOSED REPLACEMENT DWELLING

No.38 Siltside Gosberton Risegate

Spalding Lincs PE11 4ET

By



PLANNING STATEMENT

February 2022

PROPOSAL

This is a Full Planning Application for a replacement dwelling at 38 Siltside Gosberton Risegate. The application site is situated adjacent to No 36 Siltside, with the existing dwelling at No.38 being currently attached to the neighbouring house at No.36. The application site has direct frontage to the public highway including an existing vehicular access and on site parking to the front of the existing dwelling.

THE SITE

The application site is located within the defined settlement boundary for Gosberton Risegate as defined in the adopted SE Lincs Local Plan and is currently occupied by a two storey dwelling. The site is located within the 30mph speed restriction zone for the village and there is street lighting. A new dwelling is currently under construction on an adjacent plot to the south-west of the application site.



Application Site showing existing dwelling to be replaced

RELEVANT PLANNING HISTORY

Full Planning consent was approved under H08-0809-21 (20th September 2021) for a detached dwelling on the land immediately to the south-west of the current application and this dwelling is currently under construction by the applicant local developer Scenic Homes.



Approved Dwelling to Adjacent Plot

THE SCHEME

The modest cottage that currently occupies the application site is in extremely poor condition as can be seen by the photographic evidence within this statement. There have historically been alterations to the property which have done little to improve its appearance or sustainability as a dwelling with no bathroom/wc facility to the first floor.

The current Owner /Applicants did market the property through a local estate agent as a potential renovation project but the interest was minimal and feedback was that the 'project' was not economically viable and certainly not mortgageable in its current dilapidated state.

Existing Cottage – Photographic Record of Condition



Front elevation



Side elevation



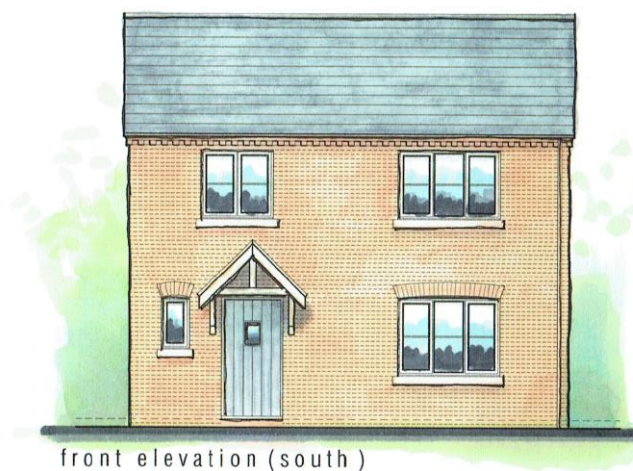
Rear Elevation

THE SCHEME cont/.....

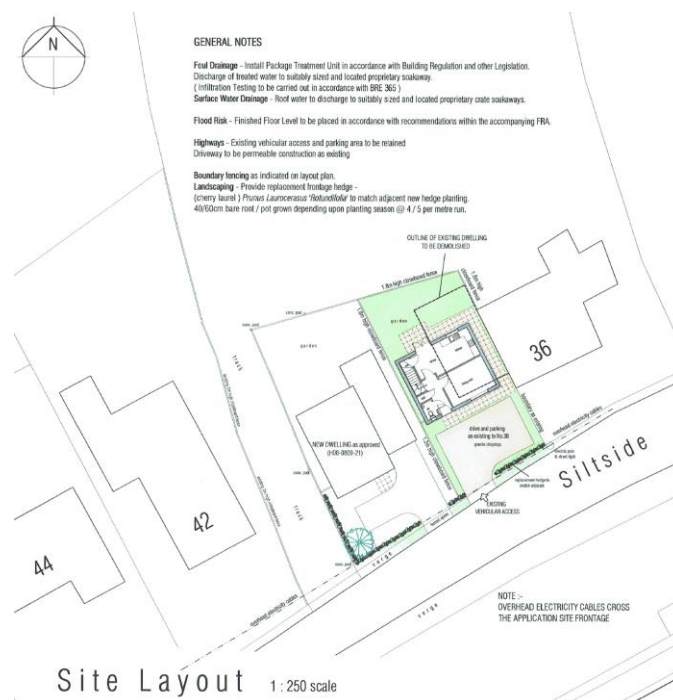
The more substantial adjoining dwelling, No. 36, is currently undergoing renovation and discussions have taken place regarding the potential to replace the existing dilapidated cottage at No.38 and provide a detached replacement dwelling.

This proposal was received favourably, particularly as it will enable the neighbouring property to have effective damp course improvements and re-rendering works carried out.

The replacement dwelling has been specifically designed to suit the site and the character of the area. It will provide an energy efficient 3 bedroomed home with on site parking and private rear garden amenity.



Replacement Dwelling of Individual Design to suit the site and character of the area



Proposed Site Layout

Highways & Refuse Collection

The site benefits from an existing vehicular access onto Siltside which provides resident and visitor parking clear of the highway. The drive area will be of permeable construction to avoid any increase in surface water run-off to the highway or adjacent properties. There will be provision within the rear garden area for the storage of general waste and recycle waste pending the collection from the plot frontage in accordance with the Local Authority Refuse Policy

Flood Risk

A Flood Risk Assessment accompanies this application with the application site being located within Flood Zone 2. The recommendation for the development is that the ground floor finished floor level is placed at 300mm above the existing ground level to the site. This is considered acceptable and compatible with adjacent land uses and dwellings.

Surface Water

It is intended to provide permeable surface to the driveway and the roof water is to be directed to proprietary soakaways within the plot. The sizing of these will be determined by appropriate soil infiltration testing in accordance with BRE 365 to ensure satisfactory function.

Foul Drainage

This part of Gosberton Risegate does not currently have the benefit of an Anglian Water foul sewer system and therefore the dwelling will be served by a Package Treatment Unit located within the site. The treated outfall from the system will discharge into proprietary soakaway with soil infiltration testing as per the surface water drainage strategy.

CONCLUSION

As can be seen from the photographic evidence the existing dwelling at No.38 Siltside is in poor condition which renders it uneconomic to undertake the necessary renovation including other alterations to make it suitable for modern living standards, including bathroom provision to the upper floor accommodation.

There is an opportunity to construct a new energy efficient dwelling, which has been specifically designed to suit the application site, enable the adjoining dwelling at No. 36 to be sensibly refurbished as a detached dwelling, and also compliment the new dwelling currently being built on the site to the east of the application site.

It is considered that this is a straightforward and practical proposal which will significantly enhance the street scene as well as having a positive effect on the amenity of both existing neighbouring residents as well as the future occupiers of the replacement dwelling.