Your ref: PP-12560612
Our ref: 1443-4 LMS SB

26 March 2024

Submitted via the Planning Portal only

Planning and Building Control Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

R K WILSON BUILDERS LTD
ERECTION OF 6, SINGLE STOREY DWELLINGS, RISEHOLME FARM, WINDMILL LANE, GOSBERTON RISEGATE, SPALDING, PE11 4ES

Please find attached a Full Planning Application, submitted via the Planning Portal reference PP-12560612 in respect of the proposal described above.

The application site benefits from an extant full planning permission (LPA ref:-H08-0965-22) granted on 14th February 2023 for the erection of 4 dwellings (2 houses and 2 bungalows).

The site lies within the settlement boundary for Gosberton Risegate, as defined on the inset plan in the South East Lincolnshire Local Plan.

The application is accompanied by all the necessary drawings together with a Flood Risk Assessment, A Noise assessment (as required by condition 15 of planning permission H08-0965-22), a Ground Investigation Report (as required by condition 12 of planning permission H08-0965-22) and means of surface and foul water disposal (conditions 6 and 7 of planning permission H08-0965-22).

In the same way as the approved scheme was, access to the development will be via a private drive from Windmill Lane and there will be a refuse collection point at the entrance into the site. There are no more than 6 dwellings served off the private drive and the length of the drive is no different to that already approved.

Each dwelling has sufficient parking in accordance with local plan policy 36 along with private amenity space and each dwelling relates well to its neighbour. The extant permission had two large two storey dwellings, and this revised scheme with single storey development arguably relates better to the existing bungalows to the west on Windmill Lane. In addition, there will be no overlooking resulting from the revised scheme.

Your ref: PP-12560612
Our ref: 1443-4 LMS SB

26 March 2024

Development Control Manager
Boston Borough Council

The proposed bungalow designs are broadly similar to those already approved on site, albeit with smaller footprints with each having a fully hipped roof but with lower ridge heights. The proposed ridge heights of this latest proposal are 5.6m and the permitted ridge heights are 9.7m (houses) and 6.3m (bungalows).

Foul water will be dealt with via a package treatment plant and surface water will be attenuated on site with a below ground crate system. Both systems will use the same outfall into the Internal Drainage Board drain to the south of the site and the route and connection point is contained within the red line.

Overall, the impact of this revised scheme will be less than that already approved.

We trust you will consider the application favourably, however, should you require any further information please do not hesitate to contact us.

Yours faithfully

Robert Doughty Consultancy Limited