



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located at southern side of Westhorpe Rd approximately 1km from High St Gosberton.
- 1.2. The site is 3575m² and currently has a unrepairable fire damaged 4 bedroom home (please see image below) with asbestos and several outbuildings of differing materials and state of repair.



2. SITE ASSESSMENT

- 2.1. The site sits within an established row of larger dwellings and more rural buildings.
- 2.2. The Northern side of Westhorpe Road, along this section is predominately farm land.
- 2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas but rises at the front to the road.
- 2.4. A small section of the plot is not in Flood Zone 1 therefore a brief Flood Risk Assessment will accompany this application.
- 2.5. Building types are all of traditional construction, with a broad mix of brick and roof covering types and colours. Detailing equally is of many different forms including corbelled eaves, boxed eaves, concrete tiled roofs, pvc windows, timber painted windows, timber cills, stone cills etc.
- 2.6. Boundary treatments vary significantly, including a number of timber fencing styles, and brick walls.
- 2.7. Regardless of the BNG exemption stated above. As part of the landscaping scheme for this development, it is intended that 163 meters of Hornbeam hedging, is to plant and maintain, along with two new Mulberry trees. The House will have the benefit of 3 Swift Bricks and the timber garage will have bat boxes on either gable. Additionally, approximately 1261m² of the site will be retained as a Wild Garden. Above these steps taken there will be a large vegetable garden which will be of interest to pollinating insects.

3. EVALUATION

3.1. Opportunities

- 3.1.1. There is an opportunity for making best use of land that is currently residential in nature but currently unoccupied.
- 3.1.2. There is an opportunity to ensure that the site is developed sympathetically to the neighbouring properties and to environment.
- 3.1.3. There is an opportunity to remove a dilapidated dwelling that has been reported to have asbestos, to ensure that any contamination to the area is dealt with.

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 dwelling itself is of traditionally constructed design with clay rosemary plain tile roof and good quality stock type facing bricks typical of many dwellings in the

Borough. Eaves and verges details comprise of upvc fascia and soffit with a generous overhang, with black pvc rainwater goods. These details are also intended to reflect the local rural vernacular. Lintels are to have a soldier course, for the same reason, but windows are shown as cream pvc in the interests of present day expectations, and also the energy efficiency of the property. The garage block has been design to recreate such out building seen in the area whilst echo features from the main house.

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

4.3. The rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed dwelling is less than one mile from a sizable village centre, with a shop, post office church and public house. The village 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 Westhope Road, with bus stops very close to the junction with Windmill Lane or High St, a twelve-minute walk, either way, from the proposed dwelling, 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. The proposal will reinvigorate a currently abandoned residential plot of land.

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