

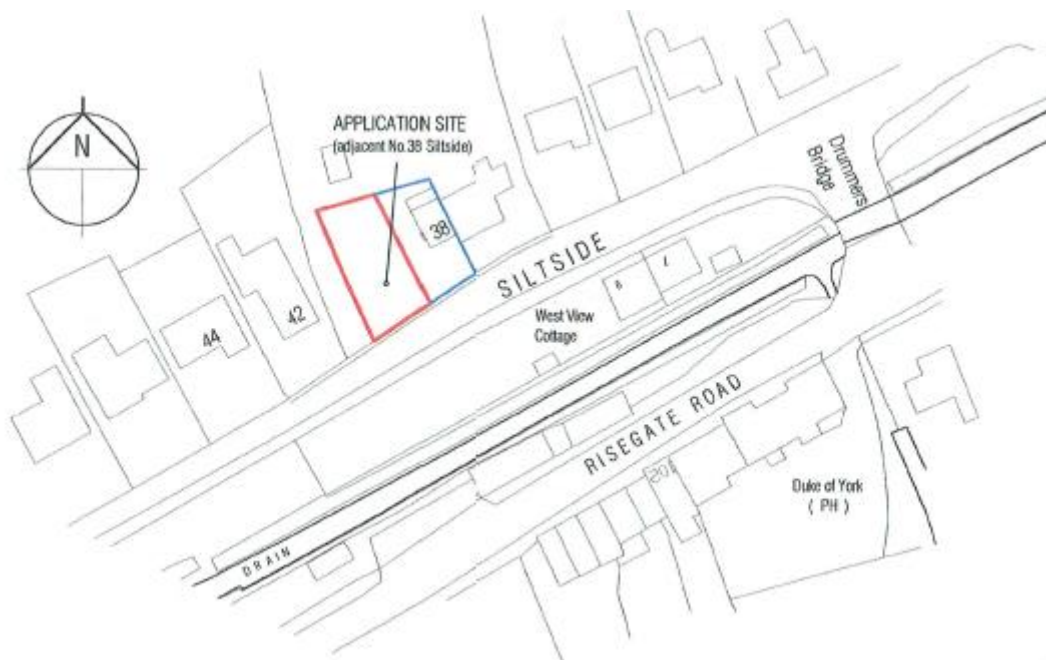
PROPOSED RESIDENTIAL DEVELOPMENT

Adjacent No.38 Siltside Gosberton Risegate

Spalding Lincs PE11 4ET

By

SH
**SCENIC
HOMES**



PLANNING STATEMENT

July 2021

PROPOSAL

This is a Full Planning Application for Residential Development comprising a single detached 2 storey dwelling including integral garage and parking.

The application site is situated between No.38 and No.42 Siltside, Gosberton Risegate and has direct frontage onto the public highway.

The proposal has been subject to Pre-Application consultation with South Holland District Council and all details are submitted with the application in order that the Local Planning Authority can now fully assess the proposal and enable the development to be undertaken at the earliest opportunity.

THE SITE

The application site is located within the defined settlement boundary for Gosberton Risegate as defined in the SE Lincs Local Plan.

The site is characteristically flat and presently overgrown, with boundaries defined by a mixture of fencing and hedge and this part of the settlement is predominantly residential with a diverse mixture of dwellings.



View of site from frontage – No.42 to left



View of site from frontage – No.38 to right

The site is located within the 30mph speed restriction zone for the village and there is street lighting.

PRE-APPLICATION PLANNING CONSULTATION

In February 2021 a pre-application enquiry was submitted to the LPA (ref PE- 00022-21)

The site was considered to be suitable infill development, located within the settlement boundary and also appropriate level of development permitted in a settlement defined as 'Other Service Centre and Settlement'. It was also established that a Flood Risk Assessment would be required to accompany an application at this location within the District.

Comment was made regarding scale of any dwelling being important to avoid potential overdevelopment of the site.

THE SCHEME

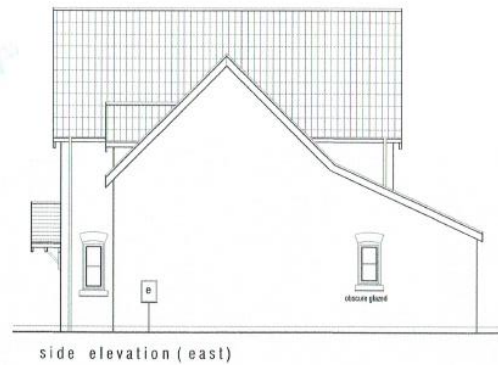
The observations in the 'pre-application' response have been carefully considered in the design and preparation of this full application.

The proposed dwelling has been designed specifically to suit the application site and its surroundings, with a traditional form of dwelling with 'cottage' features. The front elevation is gable facing to the frontage which minimises impact on the street scene. The integral single garage is set back from the front elevation with dormer roof accommodation above. To the rear of the garage there is a traditional pitched roof style dropping scaling down to single storey.

External Materials are carefully specified to provide a quality and characteristic form of development.

Proposed External Materials

Roof - Sandblasted Double Pantile Rustic
Facing Brick - TBS Farmhouse Antique
Window Cills - Stone (Bath colour)
Rainwater Goods - Black
Windows - Cream pre-u
Front Door - Black Composite



The proposed dwelling has a private rear garden area of sufficient size for family housing and boundaries will be defined by appropriate heights of closeboard fencing along with a replacement hedgerow to the plot frontage.



A new vehicular access is to be provided to service the new dwelling which will be in accordance with LCC Highways specification and parking to the frontage also includes turning facility to enable motor vehicles to exit the site in forward gear onto the public highway.

TECHNICAL

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

This Full Application follows a 'pre-application' consultation with the LPA where the site was deemed appropriate for development comprising a single infill plot. The dwelling has been individually designed to suit the site and compliment the rural character of the settlement.

For the above reasons we look forward to a favourable determination of the application so that the development can be undertaken at the earliest opportunity.