



1. BACKGROUND AND PRESENT SITUATION

1.1. Preliminary discussions have taken place between Alasdair McFarlane of TAC Architects and Tracey Meachen of SHDC Planning Department on the proposal for a bungalow on the above site, and has received an encouragingly positive preliminary response. The site is located just outside of the development boundary along Westhope Road, Gosberton. However, it is deemed to be sustainable under Paragraph 49 of the National Planning Policy Framework as SHDC are unable to confirm 5 year supply of deliverable housing site.

2. SITE ASSESSMENT

- 2.1. The site overall is some 0.07 hectares in area
- 2.2. The area generally is a mix of single and two storey detached dwellings
- 2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas. There is no intention to vary site levels significantly from the existing levels and adjoining site and building levels.

3. EVALUATION

3.1. Opportunities

- 3.1.1. There is an opportunity to make better use of available land, and to provide a bungalow within a plot not dissimilar to those in the immediately surrounding

area, and in a position near to all local amenities, the village centred and the local transport systems.

3.2. Constraints

3.2.1. 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.

3.2.2. Care must also be taken to avoid either overlooking the neighbouring properties, or presenting an overbearing structure close to their boundaries.

4. DESIGN

4.1. The proposed dwelling is single storey and will not create any visual disturbance to neighbours, either from overlooking or from reducing daylight or even sunlight or view.

4.2. The dwelling have been designed to reflect similar dwellings on adjoining sites, but will be constructed in better materials, and with better details to enhance this site.

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, a five-minute walk 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. FLOOD RISK

6.1. The site appears to be within the Environment Agency's Flood Zone 1, so a FRA would not be included with this application.

7. CONCLUSION

7.1. It is considered that the proposed development recognises the existing development pattern, and provides a suitable development within the latest guidelines.

7.2. The bungalow reflects the general grain and design of existing buildings on adjoining sites.

7.3. The plot size, configuration and orientation is designed to reflect adjacent plot sizes, and will not reduce amenity to neighbours

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