

1. BACKGROUND AND PRESENT SITUATION

1.1. This a resubmission of application H09-1130-21, which was refused on 23rd December 2021.
1.2. Initial application for a new bungalow to the rear of 2 Cranmore Lane was refused planning permission. The reasons for refusal can be summarised as;
- *Cramped and inappropriate form of backland development that would be out of character with the area. Further it is considered the proposed development would materially harm the amenity of nearby residents in terms of noise and disturbance from vehicles using the private drive.*

1.3. The site is located within curtilage of 2 Cranmore Lane, Holbeach, Spalding.
1.4. The proposed site is approximately 375m².

2. SITE ASSESSMENT

2.1. The site sits within an established row of two storey dwellings towards the eastern end of Cranmore Lane
2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

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2.3. Along Cranmore Lane on the same side of the road as 2 Cranmore Lane there are examples of this type of site division.
2.4. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3, therefore a Flood Risk Assessment will accompany this application.

3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to make better use of available land, and to provide a new dwelling within plots not dissimilar to those in the immediately surrounding area, and in a position close to all local amenities and the local transport systems.

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 design of the proposed dwelling, which are the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a
4.2. The house is to be brick built, with a red/brown multi facing brick, with a concrete slate roof. The design is to reflect the varying styles of construction seen with the vicinity of the site and allow the property to fit with the street scene.
4.3. The position of the dwelling has allowed for the removal of the private drive which negates the concerns of backland development and noise mentioned in the previous refusal.
4.4. The only side facing window is an obscure glazed ground floor w.c., which helps mitigate against any overlooking concerns.
4.5. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable town, with a shop, post office church and public house within less than a few minutes' walk. The town 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 Spalding Road, with bus stops very close to the junction with Wignall's Gate approx. 900m from the site, 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 recognises the existing development pattern and reasons for the previous application being refused. This new proposal provides a suitable development within the latest guidelines.

6.2. The dwellings themselves reflect the general grain and design of existing buildings on adjoining sites.

6.3. The plot size, configuration and orientation is designed to reflect adjacent plot sizes. Every effort has been made to ensure that the development will not adversely affect amenity to neighbours

6.4. In summary, it is contended that the proposal is of benefit not only to the site, but also to this area of Spalding and will enhance an otherwise underutilised site.