mlp Moulton Land and Planning

PROPOSED RESERVED MATTERS APPLICATION

PLOT 1 NORTHONS LANE HOLBEACH

By DCF Builders Limited

OUTLINE PLANNING REF – H09-1058-20

BRIEF PLANNING STATEMENT

Proposal

This is a Reserved Matters Planning Application which seeks permission for a detached bungalow to be sited on plot One.

This part of the frontage, granted Outline Planning Consent under H09-1058-20, is at the eastern extent of the frontage and has a boundary with existing bungalows, located on the adjacent residential development Oakwood Glade.

The design of bungalow is specific to the site and has generous front and rear garden areas.

The property will benefit from integral double garage along with ample parking and turning area for several vehicles.

The frontage onto Northon's Lane will be defined by metal 'estate' railings with a beech hedge set inside to maintain the verge width and visibility along this narrow lane.

External Materials are specified on the accompanying plans and are considered to be compatible with the location.

Technical – Method of surface and foul drainage are indicated on the submitted plans

Highways – A new access will be formed in accordance with LCC Highways specification for a domestic vehicular access

FRA – the dwelling is to be constructed in accordance with the FRA as submitted with the Outline Planning Application

The Outline Planning Permission referred to development of the frontage of 'up to 5 dwellings', however as can be seen from the details for the adjacent plots there will be total development of just 4 detached dwellings with Plot 1 being proposed as a single storey property given its proximity to existing bungalows to the east of the plot.

This application is considered to be entirely suited to the location and will contribute to an enhancement of this rural lane frontage with individual dwellings proposed, we therefore look forward to a favourable decision at the earliest opportunity.

Alan J Finch

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Moulton Land and Planning Ltd. 1 Chapel Court Wansford Peterborough PE8 6JF
tel 01780 782306 mobile 07484 101655 alan@moultonland.co.uk
Co. Reg No. 10814817 Reg Office Ruthlyn House 90 Lincoln Road Peterborough PE1 2SP