mlp Moulton Land and Planning

PROPOSED RESERVED MATTERS APPLICATION

PLOT 4 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 2 storey house to be sited on Plot 4.

Plot 4 is one of four individual plots in an attractive semi-rural location on the edge of Holbeach.

Plot 4 is located adjacent to an existing 2 storey house, Longfield House, which is set back into its plot and screened from the application site by a mature hedgerow for the length of the boundary.

The proposed dwelling to plot 4 respects the siting of Longfield House and is also set back into the deep plot.

The new dwelling is also orientated to avoid any overlooking of the adjacent property.

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 site

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 – this will share an access with the adjacent plot 3 in order to create a safer access, particularly for plot 4, onto the narrow lane.

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 to the overall scheme which will deliver high quality, individual homes on generous plots

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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