



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located within curtilage to the frontage of 2 Cranmore Lane, Holbeach, Spalding.
- 1.2. The proposed site is approximately 495m².

2. SITE ASSESSMENT

- 2.1. The site sits within an established row of mixed single storey and 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.
- 2.3. Along Cranmore Lane many of the rear gardens are oversized compared to the size of the original dwelling. There are several instances of rear development and this proposal looks to follow that trend.
- 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 bungalow within a plot of very good size, 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 dwellings, 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 bungalow 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 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 is suitable for its site and the area generally.
- 6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Holbeach.