



1. BACKGROUND AND PRESENT SITUATION

The site is located on the south western side of Long Sutton within rear garden land to number 57 Station Road. The whole of the site is within the ownership of 57 Station Road although the proposed plot itself is just outside the settlement development boundary.

That part of the rear garden currently within the adjoining field is part of the original plot of 57 Station Road and used for many years as garden. More recently, it is kept clear by the farmer who cultivates the adjoining field, simply to reduce the gardening liability on the part of the elderly parents of the applicant. As such it is within the residential curtilage of 57 Station Road.

2. SITE ASSESSMENT

- 2.1. The overall site sits within an established residential area. It is bounded to its north by a two storey house, to its south by a farm access track with a two storey house beyond and to its west by the public road and largely bungalows beyond. To the east is arable farmland between the two residential projections from the central portion of Long Sutton towards the A17 trunk road to the south.

- 2.2. The properties to the north, fronting onto Station Road also all have plots of similar depth to 57 Station Road and the line of their rear boundaries extend up to a natural stop at the farm access / open drain. Properties to the south have slightly shorter gardens for only the first three properties at which point the line offsets to the east once more.
- 2.3. The site overall measures approximately 0.245 Ha. and the proposed division of this is 0.15 Ha allocated to the existing dwelling and 0.095 Ha allocated to the proposed new bungalow, including the access driveway. Both sites therefore are of ample size, each to support a dwelling.
- 2.4. The indicative plan submitted with this Planning Application demonstrates that a single storey dwelling poses no difficulties of overlooking or overbearing neighbouring properties and no loss of amenity would be sustained to any adjoining dwellings.
- 2.5. Similar applications for developing areas to the rear of existing dwellings appears to be generally acceptable within the South Holland District, with examples within Long Sutton itself, such as can be seen on approved applications ref: H11-1114-15 and H11-0066-16.

3. EVALUATION

3.1. Opportunities

- 3.1.1. There is a clear opportunity to add a new dwelling to the housing stock of Long Sutton. The Self-build and Custom Housebuilding Act 2015 was introduced in April with the aim of encouraging Local Authorities to support the growth of this sector. It appears that there is now a more structured approach to fostering the opportunities for small scale house building alongside the traditionally monitored medium to large Developer-led housing schemes. It is intended that Local Authorities compile a register which will assist those who may be interested in developing individual plots. Unless suitable plots are released more readily into this equation, the scheme is likely to founder.
- 3.1.2. The garden land attaching to 57 Station Road has proven to be too onerous a responsibility for the current owner, to the point that the farmer of the adjoining field to the east has been prevailed upon to keep the rear area clean and tidy during his overall farming activities. The division of the overall plot into two would result in more manageable properties
- 3.1.3. This opportunity appears to be almost exclusive to number 57 Station Road, with the possible exception of number 55 adjacent, which might also benefit from a similar exercise. All other properties along the row appear to have access or site size difficulties making the possibilities of rear garden proposals considerably less appropriate.

3.2. Constraints

- 3.2.1. The building design and siting will be 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. The indicative layout illustrates that no such issues need arise

3.2.2. An examination of flood risk has been undertaken and a brief FRA statement is included with the Planning Application. The South Holland SFRA indicates that the engineered flood risk measures bring this area into a safe zone, although a small increase in the level of the ground floor to the proposed dwelling might be appropriate

3.2.3. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The detailed design of the proposed new dwelling is to be considered as part of a Reserved matters application following the approval at Outline. The indicative footprint shown on the application drawing however, including the access from Station Road illustrates that the proposals raise no fundamental design issues.

4.2. The site allows for parking, and manoeuvring as shown on the application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed bungalow is within Long Sutton town itself and therefore there will be no sustainability issues

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. Public transport is readily available within the town

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 small portion of Long Sutton Town.