

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is currently used as paddock and is only accessible to the landowners.
1.2. Outline Planning Approval for a residential development was granted on 17th April 2018 (App. No. H11-0124-18). The principles of development are therefore already established.
1.3. The site is located to the North of The Wentworths with empty fields to the North and West and rear gardens of properties on Garnsgate Road to the East some 85m from the proposed house.

2. SITE ASSESSMENT

2.1. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
2.2. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunity for development on the site has been established as a part of the previous approval.

3.2. Constraints

3.2.1. The building's designs 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.
3.2.3. Refuse collection for properties along The Wentworths at the junction with Garnsgate Road – this will be the same for the proposed dwelling.

4. DESIGN

4.1. The design of the proposed dwelling, which is the subject of this application, is intended to reflect and reinforce the traditional larger buildings seen in the area.

4.2. The site allows for parking and manoeuvring as shown in this current application planning drawing.

4.3. The proposed dwellings have a traditional appearance to reflect the look of nearby rural style dwellings whist maintaining a high standard of materials and workmanship.

4.4. The rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable town and is classed as an Area Centre in the SHDC Local Plan. In the near vicinity there is a general store, place of worship and public houses within less than a few minutes' walk. With all the amenities of the town centre a few minutes or a bus ride away.
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. Jon Sharpe of Lincolnshire Highways Authority has looked at the site and has no concerns regarding access to the site as it is off a private drive.
5.4. A bus service operates along Gedney Road, with bus stops very close to the junction with Limewalk approx. 600m 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 and makes best use of an otherwise hard to maintain, land locked area.
6.2. In summary, it is contended that the proposal is of benefit not only to the site, the local housing stock, but also Long Sutton.