

Your ref: PP-06314074
Our ref: 1185 3 LMS HC

17 August 2017

Submitted via Planning Portal Only

Planning Manager
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Dear Sir

MR G FRANKLIN
FULL PLANNING APPLICATION FOR THE ERECTION OF TWO
REPLACEMENT DWELLINGS (EXTANT OUTLINE PLANNING
PERMISSION REF H12-0806-14)
'LEON' AND ADJACENT DWELLING, ROMAN BANK, LUTTON GOWTS,
SPALDING, LINCOLNSHIRE.

Further to the grant of Outline Planning Permission (LPA ref: - H12-0806-14), please find enclosed a Full Planning Application for the erection of two replacement dwellings. The correct fee of £770 will be paid by cheque under a separate cover.

Due to an amendment to the rear site boundary of plot 2, we are unable to submit an application for the Approval of Reserved Matters as would ordinarily be expected. The amended site boundary does, however, accord with that approved under the original Outline Permission LPA ref: H12-0868-11.

Design and Access

The dwellings follow a similar footprint to those identified on the indicative plan submitted as part of the outline permission. Roman Bank is characterised by a variety of dwelling types, sizes and architectural styles and accordingly, the proposals with their traditional proportions and style will largely reflect this diversity.

Each dwelling has been set slightly back from the road to allow for appropriate highway visibility from the private drives, and the addition of a small triangle of additional garden space to the rear of plot 2 allows for vehicles to enter and leave the site in forward gear.

To the north of the site there is a row of more modern two storey houses set further back from the road and to the south there is an older bungalow set closer to the road. The proposal sets a mid-point between the existing development to the north and south and the separation from the bungalow to the south ensures there is no overlooking or loss of sunlight.

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Both proposed dwellings have ample rear garden areas and a detached garage for each with parking in front provides sufficient parking. The northern-most plot has an existing dense tree/hedge buffer along the rear boundary which will be retained. The side and rear boundaries will be secured with either a 1.8m close boarded fence or, when in front of the proposed dwellings, a 1.2m Lincolnshire Post and Rail fence. A deciduous native hedgerow will be planted at the front of the site behind the post and rail fence. The only other landscaping will be within each plot and will quite reasonably be left to individual purchasers. These details are identified on the submitted drawings.

A plan showing the cross-section through the site has also been submitted which shows a finished floor level for both dwellings set a 300mm above the existing ground level (note under condition 9 of H12-0806). We have also submitted cross sections of the site showing levels (condition 9), landscaping and boundary treatment (condition 6 & 7).

Materials have yet to be chosen but are likely to be red brick and pantile for both the dwellings and garages.

Flood Risk

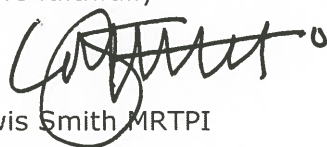
The proposal lies within Flood Zone 3 and has the benefit of an extant planning permission for two replacement dwellings. Roman Bank is elevated from the surrounding land and contains a ribbon of development close to the high point along the road. The rear of the site and farmland beyond lies at around 3.6m. The middle of the site lies at around 4.88m and the finished floor levels for the proposed dwellings will be set at 5.18m.

The South Holland Strategic Flood Risk Assessment identifies that the small section of Roman Bank immediately adjacent to the south of the group of houses to the north of the site lies outside the extent of flood hazard.

The proposed elevated finished floor levels will ensure that the development is safe from flooding.

Should you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully



Lewis Smith MRTPI

Enclosure: Full Planning Application

cc Mr G Franklin