1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located towards the middle of Seas End Road, on eastern side.
1.2. Outline Planning Approval for a residential development was granted on 2nd November 2018 (App. No. H13-0919-18). The principles of development are therefore already established.

2. SITE ASSESSMENT

2.1. The site sits within an established row of mixed one and two storey dwellings.
2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas, with only a slight rise towards the rear of the site.

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2.3. According to the Environment Agency Flood Maps, the site sits within Flood Zone 2 & 3. The development will be built in accordance with the Flood Risk Assessment submitted with the original Outline Planning Application.

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for developing 2 dwellings 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.

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application, are intended to reflect and reinforce the traditional buildings seen in the area and produce dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.

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

4.3. The front and 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 modest village a place of worship and a public house within a few minutes' walk. The village also has thriving community facility.

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. Moulton Seas End is defined as a Other Service Centre where it is acknowledged that a modest level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.

5.4. Moulton Seas End is a Demand Responsive Area for buses, providing easy access to Spalding, Boston and beyond. Spalding has a substantial 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 Moulton Seas End.