

PROPOSED DETACHED BUNGALOW

Rushmere, Spalding Road

Pinchbeck Spalding

for Mr. J. Lyon



PLANNING STATEMENT

PROPOSAL

This Full Planning Application seeks approval for a detached bungalow with double garage within the established grounds of Rushmere, Spalding Road Pinchbeck.

THE SITE

The application site occupies 0.14 hectares of the total site at Rushmere and is the first dwelling to be proposed on the site since the granting of Outline Planning Permission in October 2016 under reference H14-0363-16.

The proposed dwelling is to be served by an existing vehicular access from Spalding Road and no alteration is required to that access other than the removal of some existing stone ornaments at the access which are perceived to be detrimental to highway safety ' Condition 5 of Outline Planning Permission H14-0363-16'.

The site has the benefit of established landscaping and apart from the removal of certain trees to enable siting of the dwelling and garage the development will have instant setting which is a rare opportunity in the District.

Boundaries to neighbouring properties are well established in terms of fencing and landscaping and it is not envisaged that the proposed single storey dwelling will have any adverse impact on those adjoining properties.

The site is located within the designated Conservation Area of Pinchbeck and it is considered that this proposal is totally appropriate for its setting. The Design & Access Statement submitted with the Outline Planning Application in 2016 was extremely comprehensive and it is not intended to repeat its content – a copy is appended to this Statement for reference.

PLANNING HISTORY

As mentioned the site has the benefit of Outline Planning Permission granted in October 2016 for 'Residential Development of up to 3 additional prestige homes' . As details of the development are currently restricted to this application we are dealing with a Full Application for a single dwelling within the site that has the benefit of that earlier Consent as advised by the Local Planning Authority.

THE SCHEME

This is an application for a modest single storey dwelling and associated garaging and the design of the dwelling is specific to the client's requirements and the constraints and character of the proposed site. The dwelling will not be visible from the access point at Spalding Road however it is considered to be of attractive design and proportion with external materials that will compliment its surroundings and the nearest dwelling Rushmere. Garaging is located towards the northern corner of the proposed plot and ample parking and turning area is available to occupiers and visitors.

TECHNICAL CONSIDERATIONS

In order to fully assess the site and its relationship to adjacent properties a topographical survey was commissioned to ensure accurate planning of the detailed scheme including the substantial tree and shrub planting to the overall site. A copy of that survey accompanies this submission.

Foul drainage – It is proposed that the dwelling will be served by a private package treatment plant to be located within the plot, subject to relevant legislation, with a discharge of treated water to the adjacent water feature immediately to the east of the application site (land under Applicants ownership).

Surface Water – The only additional surface water discharge will be from the roof areas of dwelling and garage and it is considered that this can be satisfactorily dealt with by way of soakaways within the plot curtilage, however should soil porosity tests prove unsuitable there is the opportunity to direct this surface water to the adjacent water feature to the east of the plot.

Flood Risk - A comprehensive Flood Risk Assessment was commissioned to inform the Outline Planning Application H14-0363-16 and those conclusions and recommendations carry over to this application. Therefore the finished Floor Level of the proposed dwelling is to be set at 4.3m AOD with flood resilient construction to be incorporated to the first 300mm above that finished floor level.

Archaeology – It is understood that a requirement was imposed on the Outline Planning Permission for some archaeological investigative works to be undertaken

CONCLUSION

This is considered to be an extremely straightforward application for a proposed dwelling as part of a site that has the benefit of an existing Outline Planning Permission for up to 3 dwellings. The only reason this is a Full Application rather than reserve matters is that the details of the proposed dwellings for the remainder of the 'approved site' are unknown at this stage. The approval of this application does not adversely impact on the ability to develop the remainder of that 'approved site'.

A comprehensive Design & Access Statement was submitted to the LPA as part of the Outline Application along with topographical and arboricultural survey. A Flood Risk Assessment also formed part of the submission and so it is considered that the proposal to develop a single dwelling that accords with the findings and conclusions of those earlier reports is entirely appropriate and we look forward to a prompt approval for this submission in order that the development may commence.