

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located on the north side of Spalding Town at the rear of a previous Builders Merchant's premises, which have been converted in recent years to low occupancy apartments. To the north of The Johnson Community Hospital.
1.2. This a resubmission of application H14-0403-23.
1.3. Outline Planning Approval for a residential development was granted on 23rd December 2021 (App. No. H14-1023-21). The principles of development are therefore already established.
1.1. A planning statement dealing with refuse collection was submitted with the outline planning application and added to the approval as an approved plan. therefore, this has been dealt with at the outline stage.

2. SITE ASSESSMENT

2.1. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas, with only a slight drop towards the rear of the site.

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2.2. A Flood Risk Assessment was submit with the outline application and should be read in conjunction with any approval of this application.

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. This particularly pertinent for this application as the reason for refusal was due to proximity of 2 side windows in the adjacent property.

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 dwelling, 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. This new proposal has reduced in height to a bungalow to ensure that overlooking, overbearing and loss of light are no longer seen to be an issue. With that in mind, a daylight and sunlight assessment was undertaken to accompany this application.

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

4.4. The proposed dwellings have a traditional appearance to reflect the look of local dwellings whist maintaining a high standard of materials and workmanship.

4.5. 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.

4.6. As the near vicinity is largely gravel or hard standing there is not an opportunity for soft landscaping the front without being incongruous with the surroundings.

5. ACCESS AND SUSTAINABILITY

5.1. The site is a very sustainable site indeed, being within easy walking distance to the town centre situated not more than one mile away. It is also in easy reach of both the bus and the railway station and thereon to the national transport networks. All the facilities of a market town are within easy reach, without the need for using a private car.

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. A bus service operates along Spalding Road, with bus stops very close to the site, approximately 500m to the north or 450m to south on Pincbeck Road, providing easy access to Spalding, Peterborough 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. Every effort has been made to ensure that any negative impact to adjacent properties is mitigated.
6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also Spalding.