

Proposed Detached House on Plot at Rear of 175, Hawthorn Bank
Spalding, Lincolnshire.

SUPPORTING STATEMENT

1. Background Information

- 1.1 Planning Application H16-0856-19 was refused on 24th October 2019. This is a re-submission of that Application.
- 1.2 The original Application was for permission to build a pair of semi-detached houses on a plot to the rear of 175, Hawthorn Bank, Spalding.
- 1.3 This Application is for permission to build a detached house on the same plot. It is a re-submission of the original application with the same applicant and site (red line) area and, because it is being submitted within a 12 month period of the refusal date, does not require payment of a fee.

2. Planning Considerations

- 2.1 Careful consideration has been given to the concerns and comments of the objectors to Application H16-0856-19 and to those included in the Planning Officer report.
- 2.2 This is now a single detached dwelling development with a tarmacadamed drive in line with recommendations of the South Holland D C Planning Officer in the pre-application advice letter reference PE-00143-19 dated 11th April 2019.
- 2.3 The site is in the Environment Agency Flood Zone 3a, the South East Lincolnshire Strategic Flood Risk Assessment identifies the site as being within an area of no hazard and no depth. Finished floor levels of 300mm above existing ground levels have been included in the overall design which will adequately mitigate the risk of flooding to the property. A comprehensive Flood Risk Assessment, included with the planning application submission, concludes that :-
 - a) The proposed development is not in a functional flood plain as defined by the Technical Guidance.
 - b) The site is in flood zone 3, the actual risk of the site flooding from any Environment Agency watercourse is very low.
 - c) The risk of flooding from the River Welland east of the site is very low.
 - d) The risk of the site becoming flooded from any other source is extremely low.
- 2.4 This chalet type single detached property has been designed to minimise overlooking or overshadowing of any surrounding properties - see paragraph 3.3.
- 2.5 Manoeuvrability within the site is considerably enhanced - see Paragraph 3.5.
- 2.6 This is now a high quality property and with the inclusion of an integral single garage provides cycle and bin storage.
- 2.7 The site is at present an overgrown very untidy garden which visually detracts from the amenity of the existing properties and surrounding area. Construction of a high quality property with its own garden can only enhance the area with little or no effect on any wildlife habitat which may currently exist.

3. Improvements in the Re-Submitted Application

- 3.1 This Application is for one detached house on the site not a pair of semi-detached houses as originally applied for. This now complies with pre-application advice given by the South Holland D C Planning Officer in the letter reference PE-00143-19 dated 11th April 2019.
- 3.2 The proposed detached house has been designed as a high quality family home with an integral single garage. All the facilities required in a modern family home are included comprising, three bedrooms (one en suite), first floor family bathroom, large lounge, large kitchen dining room, utility room, ground floor WC, study or fourth bedroom, entrance vestibule and hall.
- 3.3 The house is a 'chalet' type construction with pitched roofs and dormer windows. This makes it very attractive on all elevations with the added benefit of having a lower overall height than most of the neighbouring houses even though the ground floor will be constructed 300mm higher than the surrounding land as recommended by the flood risk assessment.
- 3.4 The design of the house with its pitched roof lines and orientation within the site now fits in well with the neighbouring detached properties.
- 3.5 Manoeuvrability within the site is much better. The Site Plan, Drawing Number PH105-4, shows the proposals for vehicular movements within the site. As can be seen vehicles will leave the site going forwards on to Hawthorn Bank.

4. Conclusions

- 4.1 This is now a much better proposed development than that submitted originally.
- 4.2 Great care has been taken in the formulation of this Planning Application to address previous concerns.