



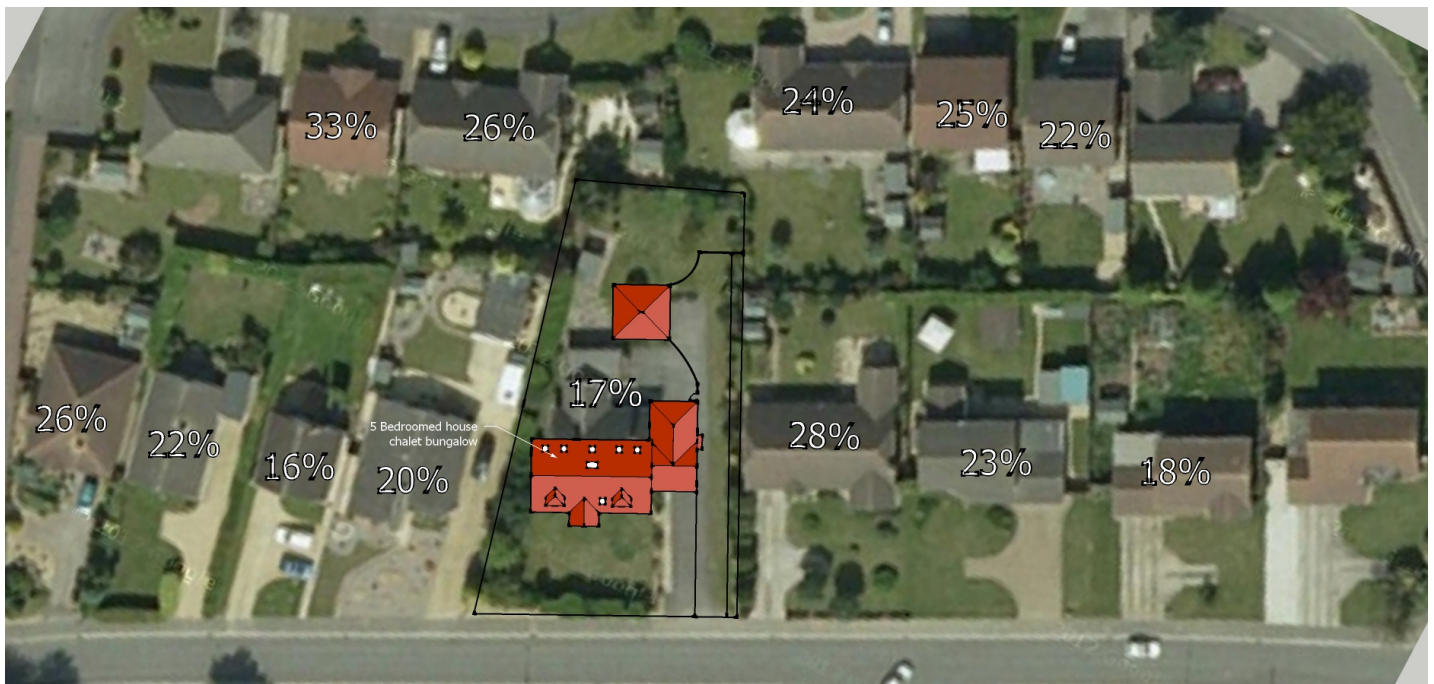
1. BACKGROUND AND PRESENT SITUATION

- 1.1. Initial application for a chalet bungalow to the frontage of the site and bungalow to the rear was refused planning permission (H16-0182-14), a decision that was upheld under appeal.
- 1.2. The decision was upheld under appeal due to the incongruous nature of the development, specifically the bungalow at the rear, therefore the subject of this application is a single chalet bungalow and detached double garage.
- 1.3. The site is located on the Northern side of the Woolram Wygate almost opposite Park Close. The plot is large and is significantly under developed compared to all of the nearby plots. At present it is occupied by a bungalow and garage. The bungalow has a history of structural issues such that a traditional mortgage would not be applicable. The remainder of the site is populated by small, shrubs, trees and grassed areas.

2. SITE ASSESSMENT

2.1. The site overall is some 0.116 hectares in area, and is positioned as described above. It is approximately 47 metres long by 29 metres wide at the front and 19 metres wide at the rear.

2.2. The site coverage density of development in the immediate vicinity of the plot is 24%, this compares favourably to our proposal with a site coverage of 17% for both chalet and garage and 14% for the chalet alone.



2.3. If the site is compared to the most recent small scale development along Woolram Wygate, principally being the site opposite Lilburn Drive.



It is evident that the proposed site is significantly less developed than the sites opposite to Lilburn Drive, particularly when you consider that the site opposite to Lilburn Drive comprises of 2 houses and an arguably inappropriate large two and half storey dwelling.

2.4. The area generally is a mix of large family houses interspersed with bungalows, this is particularly evident of the North side of this section of Woolram Wygate. The property to the west of the site is a bungalow followed by a chalet and the property to the left is a bungalow followed by several large family houses.

2.5. Boundary treatments along frontages comprises of tall conifer hedge. With the remaining boundaries having feather edge fencing.

2.6. Landscaping generally comprises private planting in house-owners' gardens and as a result is very low key and largely lawned areas.

2.7. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas. There is no intention to vary site levels significantly from the existing levels and adjoining site and building levels.

3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to make better use of available land, and to provide a dwelling which in keeping with the size of the plot, and in a position close to all local amenities and the local transport systems.

3.1.2. The site at present is under-used with only 12% of the site being developed. It sits within a popular area of Spalding and the proposals will help to extend and improve available accommodation.

3.2. Constraints

3.2.1. General constraints exist as with any infill / replacement-type development. Local Plans generally require that any such proposals reflect the general grain and character of the area.

3.2.2. Care must also be taken to avoid either overlooking the neighbouring properties, or presenting an overbearing structure close to their boundaries.

4. DESIGN

4.1. The design of the proposed dwelling, which is the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.

4.2. The dwelling have been designed to reflect similar dwellings on adjoining sites, but will be constructed in better materials, and with better details to enhance the site.

- 4.3. A ridge height of 8.3m is greater than that of the existing bungalow or that of the neighbouring property. However, this is mainly due to the modern flood risk requirements. The other modern properties that have been built along Woolram Wygate, as previously mentioned above, have ridge heights of 8.5m and 9.1m and thus this seems to be the norm for area.
- 4.4. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and one obscure side facing window on the first floor window of the chalet, all other first floor windows in the chalet are velux style window to mitigate any potential for overlooking.
- 4.5. The site allows for parking, and manoeuvring as shown in this current application planning drawing. As with the existing bungalow and with the neighbouring dwelling to the west the garage has been positioned to the rear of the property. Moving the garage to the rear of the property has allowed the set-back section to the east of the dwelling is considerably smaller in height to the one submitted in the previous application (H16-0182-14)
- 4.6. To retain the integrity of the site a tall hedge line will be planted to the east boundary to preserve the soft verge up to the fence line.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed chalet is within an area of town, with a shops, primary school, play parks and public house within less than a few minutes' walk. The town centre is also within walking distance.
- 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 Woolram Wygate, with bus stops very close to the site, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a 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 recognises the existing development pattern and reasons for the previous application being refused. This new proposal provides a suitable development within the latest guidelines.
- 6.2. The dwelling is more in keeping with the type of development seen along Woolram Wygate and reflects the general grain and design of existing buildings along the street scene
- 6.3. The plot size, configuration and orientation is designed to reflect adjacent plot sizes. Every effort has been made to ensure that the development will not adversely affect amenity to neighbours.
- 6.4. It is contended that the principle of the proposed chalet bungalow, being virtually the same as the one submit in the previous application, especially in terms of the street scene, has been established, as stated by the HM Inspector, *"The Council has not raised any significant concerns with regard to the impact of the proposed chalet bungalow on character and appearance and, based on all that I have read and seen, I have no reason to disagree."*
- 6.5. In summary, the proposed chalet bungalow will not only make better use of an otherwise underutilised plot land but will also enhance the street scene along that section of Woolram Wygate.