



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located on the northern side of Hawthorn Bank, in the vicinity of the junction with Little London.
- 1.2. The site is within the very large grounds to the rear of a detached house.

1. SITE ASSESSMENT

- 1.1. The site sits within an established residential area comprising of semi detached, detached and single storey dwellings.
- 1.2. There appears to be no overriding building style as many different techniques and materials can be seen.
- 1.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
- 1.4. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application.

2. EVALUATION

2.1. Opportunities

- 2.1.1. There is a unique opportunity, due to the size of the rear garden and having enough access to reach the site, to make better use of available land, and to provide two new dwellings within plots of very good size, and in a position close to all local amenities and the local transport systems.

2.2. Constraints

- 2.2.1. 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.
- 2.2.2. Any residential development proposal should take account of the general character and grain of the established area.

3. DESIGN

- 3.1. The design of the proposed dwellings, which are 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.
- 3.2. The houses are to be brick built, with a red/brown facing brick and a slate roof. With black plastic rainwater goods. The design is to reflect traditional construction seen with the vicinity of the site and allow the property to fit with the street scene.
- 3.3. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor, which is obscure and no side facing windows on the first floor to mitigate any potential for overlooking.
- 3.4. To help mitigate any traffic and/or foot fall sound the driveway is to comprise of tarmac.

4. ACCESS AND SUSTAINABILITY

- 4.1. The proposed house is within a sizable town and is classed as a Sub Regional Centre in the SHDC Local Plan. In the near vicinity there are schools, leisure pursuits, shops and public houses. With all the amenities of the town centre a few minutes' walk or a bus ride away.
- 4.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
- 4.3. A bus service operates along Hawthorn Bank, with bus stops virtually opposite the site, providing easy access to Spalding, Peterborough, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

5. CONCLUSION

- 5.1. It is considered that the proposed development is suitable for its site and the area generally.
- 5.2. It can be contended that the proposal is making best use of unused site within an established residential street and within a very sustainable location.
- 5.3. In summary, it is contended that the proposal is of benefit not only to the site, but also Spalding.