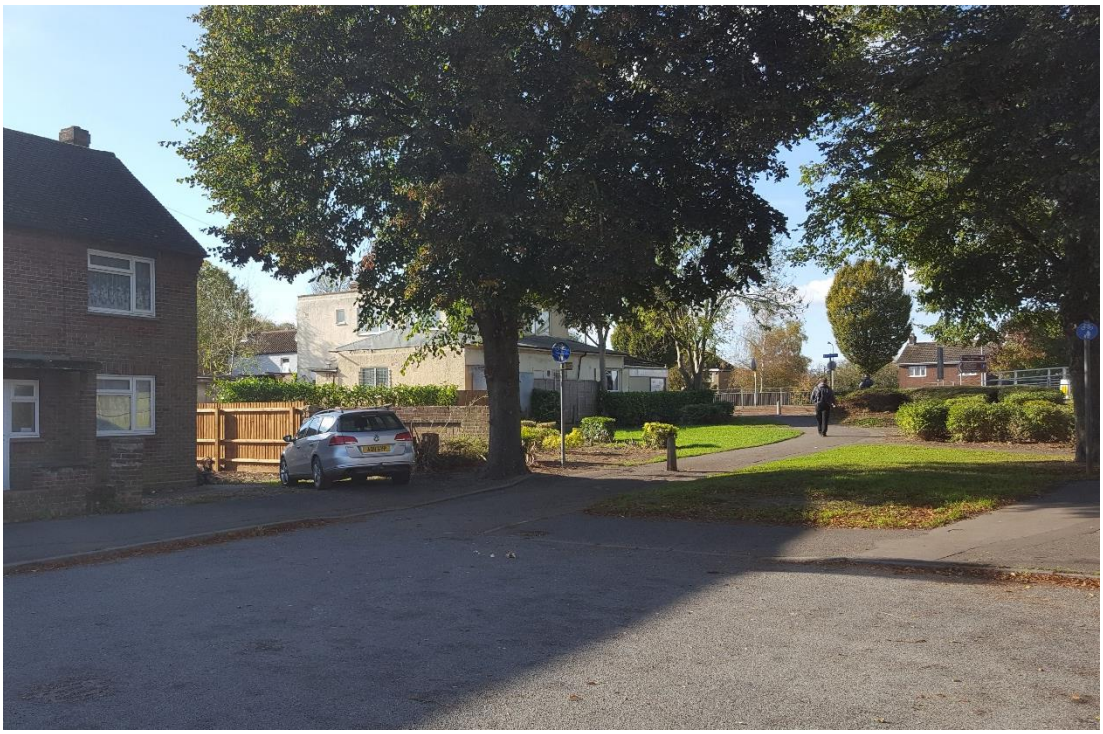
PROPOSED RESIDENTIAL DEVELOPMENT

Land Adj No.37 St Pauls Road Spalding
Lincs PE11 2LZ

for
S. Dungarwalla



PLANNING STATEMENT

mlp Moulton Land and Planning

oct 2017

The Proposal

This application seeks Full Planning Consent for a residential development consisting of a pair of semi-detached houses, with on site parking, on a site adjacent to No. 37 St Paul's Road Spalding PE11 2LZ.

Application Site

The site is located between No.37 St Pauls Road and to the rear of premises on Holbeach Road, Spalding. It is a vacant piece of land that until recently had become overgrown and was also prone to fly tipping, being located adjacent to a busy footpath / open space link. The applicants have tidied up the site and will also be dismantling a prefabricated outbuilding that occupies the south-west corner of the site.

The applicants own the adjacent properties 37 St Pauls Road and No.8 Holbeach Road. There are residential dwellings to the rear of the application site – Barge Close.
To the front of the site is public open space which, as mentioned, incorporates a footpath link between St Pauls Road and Holbeach Road / Commercial Road.

This part of Spalding is an established residential area being very well placed for convenient access to local facilities, the town centre and local employment.



Application site viewed from footpath link

A detailed topographical survey has been undertaken in order to fully identify boundary features and ground levels. This has also been used to inform the Flood Risk Assessment that also forms part of this submission to the LPA.

Planning History

The application site was granted Outline Planning Consent for a pair of semi-detached dwellings on 2nd November 2011 (SHDC ref H16-0686-11).
That consent was not implemented but as this proposal is of very similar character it is considered that the proposed development of the site remains totally acceptable in planning terms.

The Scheme

A pair of two storey houses are proposed for the site providing 3 bedroomed accommodation along with private rear gardens and parking provision. To comply with the recommendations of the Flood Risk Assessment the floor levels of the new dwellings are to be similar to the properties to the west of the site i.e. Holbeach Road.
The separation distance between the new dwellings and No. 37 St Pauls Road enables the ground levels to be reducing without any detrimental technical or visual effect.
There are already retaining walls to the western and southern boundaries and rear gardens to the new dwellings will be graded down to match existing levels, thereby avoiding any surface water run-off onto neighbouring land.

Boundaries to the new plots will be screened with timber closeboard fencing as indicated on the submitted site layout.

External materials for the dwellings will be in keeping with the surrounding area using red facing bricks under a slate coloured roofing tile.

Vehicular access to the new dwellings is via the existing driveway that serves No.37 St Pauls Road. This involves no alteration to the public highway / footway and also has no impact on the nearby mature tree in the public footway, which is already surrounded by tarmacadam.

Technical Considerations

Highways

As mentioned there is an existing vehicular access to the side of No. 37 St Pauls Road which is of sufficient width to accommodate the new development and also improve parking provision to the existing dwelling.
No. 37 already has forecourt parking but in a similar manner to the earlier Outline Planning Application the opportunity presents itself to utilise the site to provide onsite parking for all 3 properties without any detrimental impact on any neighbouring properties.

The layout provides sufficient space for vehicles to turn and leave the site in a forward gear.

Surfacing of the driveway will be of appropriate permeable materials to avoid any adverse surface water run-off onto neighbouring land.

Flood Risk & Drainage

It has been established that the application site is located within Flood Zone 3 and therefore a Flood Risk Assessment is required to accompany the application. The recommendations in that report have been incorporated in the resultant scheme with floor levels at 5.00mOD.

The option of constructing three storey dwellings on the site, with no habitable accommodation on the ground floor, was not considered appropriate for this particular site in context with surrounding properties.

Demountable flood barriers of 600mm in height are to be incorporated to all external openings in the new dwellings as per the FRA as well as residents being registered for the Environment Agency Floodline Warnings Direct Service.

Foul Drainage

According to Anglian Water records there is an existing foul sewer crossing the application site and this has been located and identified on the site layout. As part of the building regulation process the specific requirements associated with construction in the vicinity of such apparatus will be dealt with.
Connection is readily available to enable the new dwellings to be connected to the main foul sewer network.

Surface Water Drainage

There is no highway construction to require surface water disposal and the private driveway and parking areas will be constructed in permeable materials.

Roof water from the dwellings will be directed to suitably sized and located soakaways using proprietary engineered crate system. Volume of the soakaways to be determined by site percolation testing.

Conclusion

This well located site was previously granted Outline Planning Consent for a pair of dwellings and this detailed scheme is considered to be completely in accordance with all current National and Local Planning policies and any other relevant technical considerations. This transformation of a formerly overgrown parcel of land to provide two family sized houses within Spalding will provide energy efficient accommodation in an extremely sustainable location within convenient distance of all amenities, employment and public transport.

For the above reasons we look forward to the earliest favourable determination of this application in order that the development can be progressed.

Alan J Finch

mlp Moulton Land and Planning