

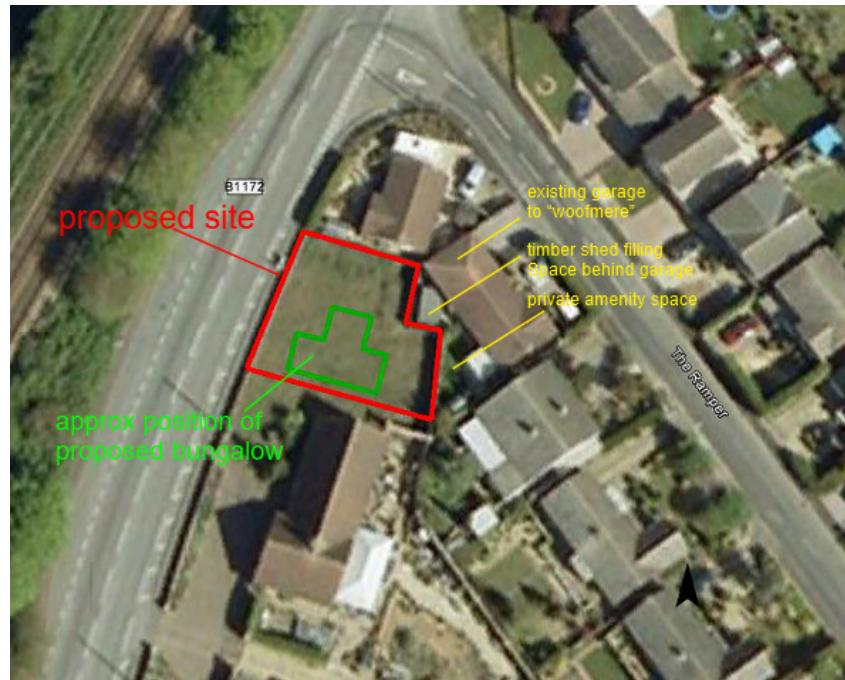


## 1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located on the east side of Spalding Common within side garden land to number 9 Spalding Common. The whole of the site is located within the development area boundary for Spalding Town.
- 1.2. Pre-application advice has been sought in respect of making better use of the side garden land as a building plot for a small bungalow. An indicative plan together with a Planning Statement was submitted to demonstrate the suitability of the size and location of the plot for such a development, and this resulted in a cautious response (ref PE-00683-16) which concluded that *"....it has been established that the ground within the present site would be of a different height to surrounding properties in The Ramper, and which may be considered substantial enough to cause potential overlooking issues. As such, an application for a bungalow on this plot may not be supported. However, should you believe otherwise, you are entitled to submit an application irrespective of the views of Planning Officers."* This advice was given on 23 August 2016.

## 2. SITE ASSESSMENT

- 2.1. The site sits within an established residential area, adjacent to and to the north of the existing bungalow to which the proposed side-garden building plot relates. It is bounded to its north and east by bungalows, and to the west by the public road.



- 2.2. The bungalow to the north is sited parallel to the boundary with the proposed application site and has no primary amenity spaces nor windows to habitable rooms on the common boundary side of the building. The bungalows to the east face towards, and take access from The Ramper, which runs past the bungalow to the north and then connects to Spalding Common. The bungalow to the south east of the bungalow marked as “Woofmere” on the attached drawing shares a boundary with 9 Spalding common, but has no interrelationship of any consequence with the proposed building plot to which this Statement relates. “Woofmere” itself does share a boundary with the proposed building plot, and appears to be increasingly close to it towards its north western end. The section of garden at the north eastern end of this property however appears to be occupied by a large timber shed at the rear of an integral garage, and any private amenity space being restricted to the southern corner of the plot, relating to habitable space within the bungalow and not to space left over behind a garage.



- 2.3. Site access does not appear to be a problem since visibility in both directions onto Spalding Common appear to be more than adequate.
- 2.4. Site levels are indicated on the application drawing and show a gentle slope from the front to the rear of the site. There is also a step down of 450mm on the rear boundary to the property adjacent, labelled “Woofmere”, which fronts onto The Ramper. The site also sits a

little higher than the general surface levels surrounding the existing bungalow to which this site currently relates as side garden land.

### 3. EVALUATION

#### 3.1. Opportunities

3.1.1. There is a clear opportunity to add a new dwelling to the housing stock of Spalding. The Self-build and Custom Housebuilding Act 2015 was introduced in April with the aim of encouraging Local Authorities to support the growth of this sector. It appears that there is now a more structured approach to fostering the opportunities for small scale house building alongside the traditionally monitored medium to large Developer-led housing schemes. It is intended that Local Authorities compile a register which will assist those who may be interested in developing individual plots. Unless suitable plots are released more readily into this equation, the scheme is likely to founder.

3.1.2. It is also understood that the current situation outlined in Paragraphs 14 and 49 of the NPPF, is that where there is no demonstrable five-year supply of deliverable housing sites, as is the case presently within the South Holland District, there is a presumption in favour of approving residential applications “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework”

#### 3.2. Constraints

3.2.1. The building design 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 will need to be addressed also with the requirements for site / floor levels in connection with potential flood risk.

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 as indicated on the application drawing is small in scale to suit the nature and location of the site, and the general grain of the local area where Spalding Common adjoins The Ramper.

The building line along Spalding Common appears to be informally variable, and the proposed new dwelling, positioned similarly to number 11, allows a similar separation from “Woofmere” as is currently enjoyed by the property next to “Woofmere” with the existing bungalow at number 9 Spalding Common, such that there will be no unacceptable overlooking or overshadowing.

Indeed, the application drawing includes a site section through the site from front to rear and into the property shown as Woofmere, and this section demonstrates clearly that there will be no overlooking from the proposed bungalow, despite the differences in levels which were perceived with concern by the Planning Officer in the pre-application advice. The levels shown include a floor level set as recommended within the FRA which forms part of this application.

4.2. A development proposal has been approved a little further along Spalding Common (H16-1192-15) where two bungalows have been sited close together and closer to boundaries than is possible on the proposed plot at 9 Spalding Common. The amount of amenity space attaching to these approved bungalows is very small indeed. The closeness to the public road is also significantly closer than any nearby development in the area. No doubt this has been approved because it makes good use of available land, and this also the intention at number 9 Spalding Common.

4.3. The site allows for parking, and manoeuvring as shown on the application planning drawing.

## 5. FLOOD RISK

5.1. The location of the site falls within the Flood Zone 3 area as identified by the EA, and a Flood Risk Assessment has been commissioned and is included with this application. The requirements of this FRA have been complied with in the design proposals.

## 6. ACCESS AND SUSTAINABILITY

6.1. The proposed bungalow is within Spalding town itself and therefore there will be no sustainability issues

6.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

6.3. Public transport is readily available within the town

## 7. CONCLUSION

7.1. It is considered that the proposed development is suitable for its site and the area generally. The details included in this application demonstrate that previous concerns by the Planning Officer at pre-application advice stage are unfounded. There are no problems of an overlooking nor overbearing nature in the proposals, and the presumption in favour of approving residential applications “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework” must apply in the case of this proposal.

7.2. In summary, it is contended that the proposal is of benefit not only to the site, but also to this small portion of Spalding Town.