

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located towards the middle of Coalbeach Lane South, on eastern side, nearly adjacent to Thary Lane.

1.2. The whole site has granted planning approval H17-0361-18. Due to restrictions caused by a tree the original approved scheme has a pair of semi detached properties. That particular tree has been removed due to disease, allowing those properties to be detached and made slightly larger.

1.3. Outline Planning Approval for a residential development was granted on 05 May 2015 (App. No. H17-0063-15). The principles of development are therefore already established.

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2. SITE ASSESSMENT

2.1. The site sits within an established row of mixed one and two storey dwellings.
2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas, with only a slight rise towards the rear of the site.

2.3. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3. The development will be built in accordance with Flood Risk Assessment Version 1 Dated November 2014 by R.M ASSOCIATES as per Outline Planning Permission.

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for developing 2 dwellings on the site has been established as a part of the previous approval.

3.2. Constraints

3.2.1. 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.
3.2.2. Any residential development proposal should take account of the general character and grain of the established area.
3.2.3. There are several protect trees within the site. Every effort has been and will be made to ensure the trees thrive.

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application, are intended to reflect and reinforce the traditional buildings seen in the area and produce dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.
4.2. It is contended that 2 detached properties are not only a better use of available land but also more reflective of the type of properties found in these semi-rural plots, than the previously approved semi-detached properties.
4.3. Careful considering has been made to the placement of the dwellings to ensure that the trees onsite are not disturbed.

4.4. The site allows for parking and manoeuvring as shown in this current application planning drawing.

4.5. The proposed dwellings vary in the materials used to reflect the eclectic look of neighbouring dwellings whist maintaining a high standard of materials and workmanship.

4.6. The front and rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable village, with a general store, schools, place of worship and public houses within a few minutes' walk. The village also has thriving community facility.
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. Surfleet is defined as a Minor Service Centres where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.
5.4. A bus service operates along Station Road, with bus stops very close to the site, approximately 300m, providing easy access to Spalding, Boston and beyond. Spalding has a substantial 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 is suitable for its site and the area generally.
6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Surfleet.