

Outline Planning Statement

Replacement Dwelling at 14 The Reservoir, Surfleet.

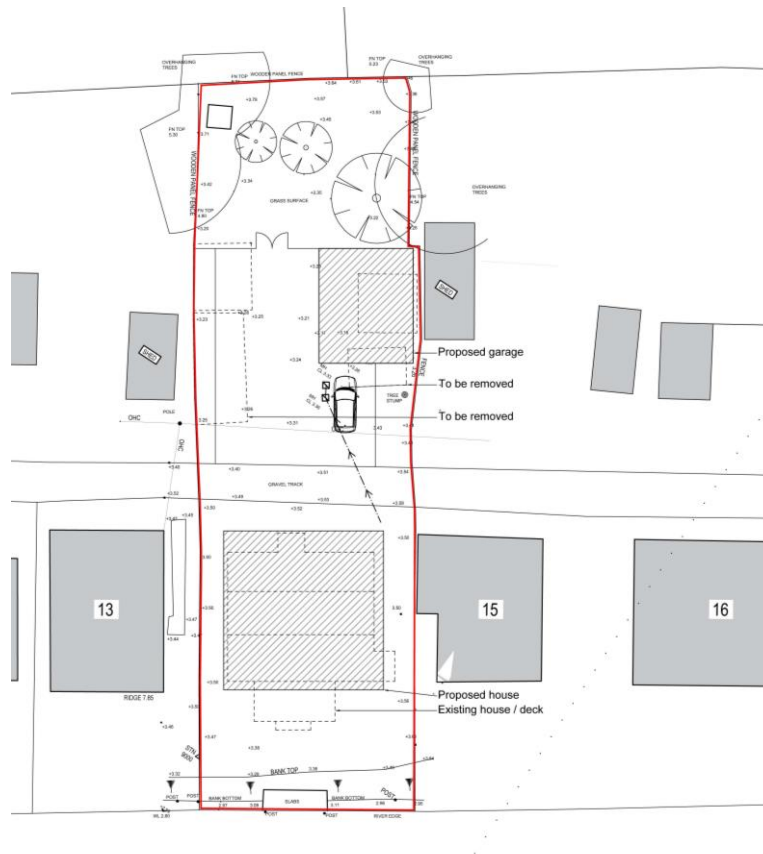


Fig.1. Showing Proposed Site Plan

14 The Reservoir, Surfleet, Spalding, PE11 4DJ

For

Robert and Lesley Boothman

10th January 2019

1. INTRODUCTION

This application seeks to gain outline approval for a replacement dwelling and garage at 14 The reservoir, Surfleet.

2. BACKGROUND

Surfleet Reservoir has a mixture of permanent houses and holiday let chalets. In recent years, these dwellings have been extensively renovated or replaced.

3. SITE AND SURROUNDING AREA

The proposed site, 14 The Reservoir, sits facing the reservoir among other residential properties. It has a long garden with multiple trees towards the north. The garden backs onto large dwellings on reservoir road. There is a public road running through the site; this separates the garden from the dwelling.



Fig.2. Image showing existing house



Fig.3. View looking towards the road



Fig.4. View looking towards the garden

4. THE PROPOSED DEVELOPMENT

The Applicant seeks outline permission for a two-storey replacement dwelling with a Ground floor level set at 4.58 OD. The existing store and garages would be removed and a replacement garage / workshop replacement as shown in Proposed Site Plan 03A.

5. FLOOD RISK.

A flood Risk Assessment has been provided by S M Hemmings Sc C Eng MICE MIWEM and submitted with the application. The concluding advice regarding floor level was that it be set at 4.85OD as per the EA 1 in 1000 year levels. Addition flood prevention measures would be set in place to a further 600mm.

6. PRECEDENT APPLICATIONS

H17-1029-18 Demolition of timber framed single-storey dwelling and erection of new timber framed single-storey dwelling (retrospective). Approved on 06-12-18

H17-0674-18 Proposed new timber dwelling to replace previous building destroyed by fire (retrospective). Approved on 12-09-18

H17-0597-12 Proposed replacement dwelling. Approved on 06-11-12

7. CONCLUSION

The proposal is set on an identical footprint to the existing to avoid impact on neighbouring properties. The floor level is set at the recommendations of the flood risk assessment along with additional measures.

The applicant seeks approval for a two-storey dwelling; this is common for replacement dwellings in this location.

With the existing houses and chalets on the reservoir being in need of significant renovation, a replacement dwelling in this location would be beneficial not only to the occupant of this house but also to the surrounding area.