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Residential Development
Off Stockhouse Lane
Surfleet
Spalding
Lincs
PE11 4AP

Single Building Plot

For

Mrs T Brand

The application is for the full planning submission for the erection of a single dwelling on the site. The site currently has reserved matters approval for relating to a single dwelling on the site (reference H17-0504-19) and outline planning permission for a single dwelling (reference H17-0242-17).

The reason for a full planning application submission is that the period of time to be able to submit a new reserved matters application under the outline approval has expired. The current reserved matters on the site are still within date.

The position of the site boundaries has been adapted to square off the site and provide improved amenity space on the site.

The principles of the outline approval still remain the same. The site abuts the proposed settlement boundary of Surfleet and is deemed as being in a sustainable location and a viable site for residential development.

The appearance of building is a 1.5 storey traditional style, high quality rural cottage with a single storey offshoot leading to a detached garage. The design fits comfortably on the site and provides a visually appealing look to this area that fits in comfortably.

The site provides ample parking and amenity space with all necessary amenity facilities for the running of the building.

The site has an existing vehicular access from Stockhouse Lane that provides the required visibility splays for the speed limit on this road.

The site also incorporates a public footpath and running adjacent the west boundary and it proposed to provide a 2m segregation strip from the site boundary for the public footpath to be maintained.

The site is also within a flood risk zone and an updated Flood Risk Assessment by Geoff Beel Consultancy has been prepared to support this application.