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PLANNING STATEMENT

Project: Erection of single detached dwelling on Plot 1, land between;
61-71 Seas End Road, Surfleet, Lincolnshire PE11 4DQ

Client: Mr & Mrs Wright
Job No. 027
Date: October 2020
Rev:

Background

1. The application site, measuring approximately 630m², is situated between 61 and 71 Seas End Road, Surfleet. To the rear of the site is the River Glen and Spalding Golf Club. The site has generally level area. This application represents plot one of four original plots, the others now having been completed.
2. The relevant planning history and timeline is:
 - Outline Planning Approval H17-0636-17. Granted September 2017, four dwellings.
 - Reserved Matters Application H17-0627-18 in respect of Plots 1 and 2. Erection of 2 detached dwellings – Granted August 2018
 - Reserved Matters Application H17-0379-20 - Plot 1 design amendments to incorporate personal preferences of future occupier. Granted June 2020
 - *Plot 1 agreed for sale*
 - Current application to amend design approval to purchaser requirements.



Front elevation of 1st Reserved Matters approved design



Revised front elevation. 2nd Reserved Matters approved design



Proposed front elevation forming this application.

3. The planning timeline and notes above indicate the designs for Plot 1 of the original four plots and how they have evolved to suit the intended occupants' requirements. Since the last Reserved Matters application, a sale has been agreed for Plot 1. The new owner will build the proposal for themselves rather than as speculative development and as such has requested design amendments.

Consultation

4. The proposed changes have been briefly discussed with SHDC to determine the nature of this application. Although the designs are similar to previous proposals, the slightly larger footprint and other amendments determined a Full application should be made rather than a Non-Material Amendment or otherwise.

Design

Please refer to all accompanying drawings.

Use/Amount

5. C3 Residential. Single 5 bedroom detached.

Layout/Design

6. The new layout slightly increases the footprint over the previous proposals. The front of the garage has been pulled forward and the snug area to the rear has been slightly enlarged. The revised footprint enables two bedrooms and en-suites to be formed above the garage and snug.
7. The proposal utilises much of the design approach from the first reserved matters application, but includes a revised entrance door/screen as per the second application. The overall appearance is drawn mostly from the previous proposals.
8. The balcony area has been reduced and this is now set within walls and roofline for greater privacy of the occupants and neighbours.
9. There are minor variations to the materials in the extent and type of facing brick. Essentially the material colours and design approach are very similar to the former applications.
10. The roof forms have been revised more in keeping with the original Reserved Matters application.
11. The vehicle parking and general site layout remains the same as the previous applications. A low brick wall with sliding gate, in matching facing brickwork, has been added to the frontage. The wall and gates providing enhanced safety for family members and pets, as well as improving vehicle security.
12. Surface water drainage is to discharge to soakaways as previously approved.
13. Foul water drainage to the service connection already installed by the previous applicant

Flood Risk

14. Please refer to the updated Flood Risk Assessment by Geoff Beel

Archaeology

15. An archaeology report as prepared for the previous applications and in respect of condition 2 of approval H17-0636-17, accompanies this application.