



1. BACKGROUND AND PRESENT SITUATION

- 1.1. Preliminary discussions have taken place between Mr Alasdair McFarlane of TAC Architects and Mr David Grant of SHDC Planning Department on the proposal for redevelopment of the site, through SHDC planning department's pre-application advice service. The response from Mr Grant was positive with recommendation of an application being made.
- 1.2. The site is located on the Southern side of the Bridge Road almost opposite Nightingale Way. The plot is large and is significantly under developed compared to all of the nearby plots. At present is occupied by a dilapidated wooden store/garage. The remainder of the site is populated by small, shrubs, trees and grassed areas.

2. SITE ASSESSMENT

- 2.1. The site sits within an established row of mixed, single storey and two storey semi-detached and detached dwellings, in a residential area of Sutton Bridge.
- 2.2. It is difficult to determine a specific 'design character' for this area of Sutton Bridge, as there is an eclectic mix of styles, designs and materials.

2.3. Site levels are largely flat and horizontal to all intents and purposes, and match the surrounding areas, however, the plot does slope at the front to the road level.

2.4. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application.

3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to make better use of available land, and to provide three new dwellings within plots not dissimilar to those in the immediately surrounding area, and in a position close to all local amenities and the local transport systems.

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.

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a

4.2. The houses are to be brick built, with a red/brown multi facing brick, with a concrete slate roof. The design is to reflect the varying styles of construction seen with the vicinity of the site and allow the property to fit with the street scene.

4.3. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and no side facing windows on the first floor to mitigate any potential for overlooking.

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

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable villiage, with a general store, butchers, and public houses within less than a few minutes' walk. The village also has thriving community facility. Sutton Bridge is deemed a main service centre.

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. A bus service operates along Bridge Road, with a bus stop within 20m of the site, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a 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. A feeling echoed by the planning officer during addition pre-application advice he stated, '*The proposal site is immediately adjacent to the proposed defined settlement limits of Sutton Bridge which is allocated as a main service centre. On this basis, the proposal site is considered to be in a sustainable location and we would welcome a planning application for the proposed dwellings.*'
- 6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Sutton Bridge.