



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located on the south western extremity of the village of Weston. The whole of the site is located within the development area boundary for Weston as shown on both the existing and the proposed Local Plans.

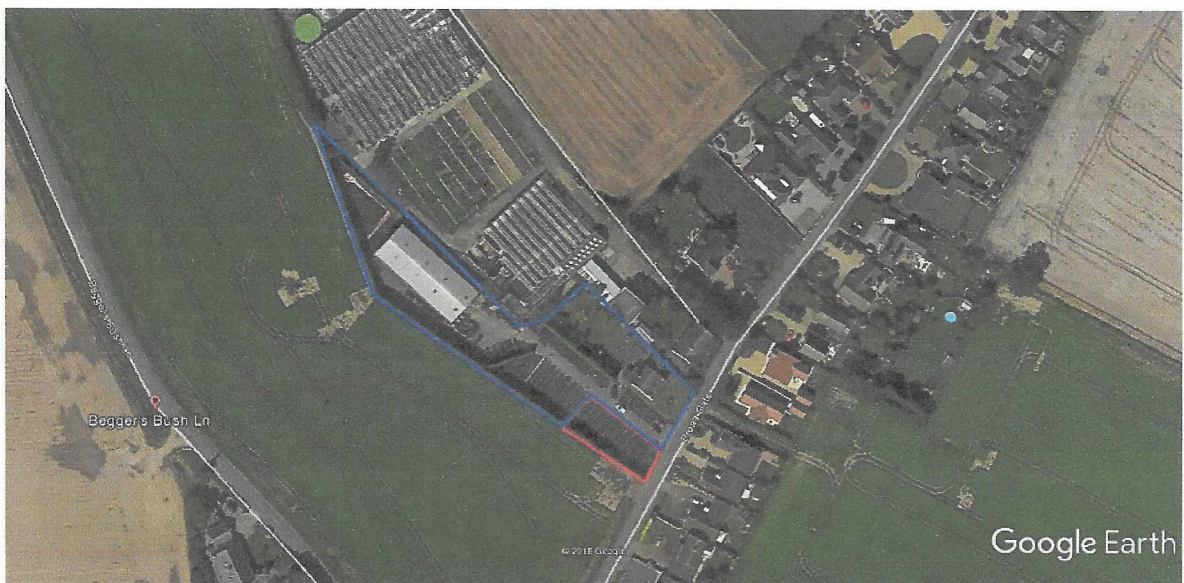
The site is within the residential curtilage of 101 Broadgate, and links to a horticultural business at the rear of this. The site currently is employed for storage of rose plants, but remains under residential use in Planning terms.

2. SITE ASSESSMENT

- 2.1. The site sits on the periphery of an established residential area, adjacent to and to the south west of the existing house to which the proposed side-garden building plot relates. It is bounded to the north west by a horticultural nursery, to the south west by an arable field and to the south east by the public road. Levels are flat and without significant features. The overall site is divided into two parts by an access roadway which serves the existing house and the horticultural business at the rear. The proposed building plot measures approximately 12.5 metres wide by 34 metres deep.



LOCATION PLAN



SITE PLAN

- 2.2. Site access does not appear to be a problem since visibility in both directions onto Broadgate appears to be more than adequate.
- 2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
- 2.4. Flood risk is not an issue with this site and this has been recognised as part of the pre-app comment already received, a copy of which is appended to this Statement

3. EVALUATION

3.1. Opportunities

- 3.1.1. There is a clear opportunity to add a new dwelling to the housing stock of Spalding. The Self-build and Custom Housebuilding Act 2015 was introduced in April 2016 with the aim of encouraging Local Authorities to support the growth of this sector. It appears that there is now a more structured approach to fostering the opportunities for small scale house building alongside the traditionally monitored medium to large

Developer-led housing schemes. It is intended that Local Authorities compile a register which will assist those who may be interested in developing individual plots. Unless suitable plots are released more readily into this equation, the scheme is likely to founder.

- 3.1.2. It is also understood that the current situation outlined in Paragraphs 14 and 49 of the NPPF, is that where there is no demonstrable five-year supply of deliverable housing sites, as is the case presently within the South Holland District, there is a presumption in favour of approving residential applications “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework”

3.2. Constraints

- 3.2.1. The building design 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 bungalow is in keeping with much of the development along Broadgate within the settlement of Weston. There is a broad mix of single and two-storey housing in this area but a single storey solution has been chosen for this site at the southern entrance to the village to soften the view from the approach.
- 4.2. The building line along this section of Broadgate appears to be informally variable, and the siting of the proposed bungalow recognises this, but keeps broadly in line with the existing house.
- 4.3. The size of the site allows sufficient space for parking, and manoeuvring

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed house is within Weston village itself, which is a Minor Service Centre and therefore there will be no sustainability issues
- 5.2. Access to the site is possible by foot or by vehicle. Disabled visitors will be able to drive, or be driven up to a principal entrance.
- 5.3. Public transport is readily available within the village

6. CONCLUSION

- 6.1. It is considered that the principle of the proposed residential plot is suitable for its location, and the area generally. Such a proposal would not have “any adverse impacts ...[which]...would significantly and demonstrably outweigh the benefits when assessed against the policies in the...[NPPF]... Framework”, and the presumption in favour of approval should therefore apply.
- 6.2. In summary, it is contended that the proposal is of benefit not only to the proposed site, but also to this small portion of Weston village. Pre- app advice appears to support this view. See pre-app advice appended to this Statement

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30th March 2017

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00206-17 **Case Officer:** David Grant
Location: Adjacent: 101 Broadgate Weston Spalding
Proposal: Proposed bungalow and garage

Thank you for your enquiry. The proposal site is partially within the proposed defined settlement limits of Weston under the Draft South East Lincolnshire Local Plan. On this basis the site is considered suitable for appropriate residential development.

With reference to flood risk, the site would appear to be entirely outside Flood Zone 2 & 3 on the Environment Agency flood mapping. Therefore, a Flood Risk Assessment is not required for submission with this application.

The Local Planning Authority would welcome an application for frontage development on this site.

If you have any further queries please do not hesitate to contact me.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

