Proposal
This proposal is for outline planning approval for the demolition of an existing cottage and replacement with two new dwellings.

Site Description/Development context
This site is in a residential location within the Boundary of Development for Weston, Spalding. The existing cottage sits close to the site frontage and forward of the general building line.

Viewed from the site, on the opposite side of the road are three houses. Viewed from the road to the right of the site is a field access lane, which is followed by a row of bungalows and houses. To the left of the site is a chalet followed by a mixed row of houses, chalets, and bungalows.

Design & Access
The indicative plot layout shows two bungalows with attached garages, separate access, and turning circles. Both the bungalows are set back from the road, which will reduce the visual impact of the development.

Bungalows have been chosen as they are considered an appropriate form of development for the site with the adjacent properties being single or 1½ storeys.

It may also be considered that chalets or cottages would also be appropriate based on the existing cottage and the two storey dwellings on the opposite side of the road and the adjacent chalet. In this case the footprint could be smaller than shown.

A 1.8m high fence is proposed between the site and No. 88, which will protect the privacy between the proposed development and No. 88.

Some exisiting trees will have to be removed to allow for the proposed development, but the main tree at the site frontage is to remain. Also, the boundary hedges will, where shown, soften the impact of the proposal.

The final design of the proposed dewellings will be at the Approval of Reserved Matters stage and will incorporate disabled access under the Building Regulations.

Preapplication Advice
Initial discussions have been held with David Grant, South Holland District Planning Department, 2 October 2014.