



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located towards the middle of Broadgate, on the western side, with open fields behind the site.
- 1.2. Outline Planning Approval for a residential development of 3 plots, was granted on 22nd August 2018 (App. H23-0650-18). The principles of development are therefore already established.

2. SITE ASSESSMENT

- 2.1. The site sits within an eclectic row of two storey dwellings, bungalows and buildings with business use
- 2.2. Site levels are generally flat across the site (side boundary to side boundary), and match the surrounding areas, however, the site does drop at the frontage from the road.
- 2.3. According to the Environment Agency Flood Maps, the site sits within Flood Zone 1, therefore a Flood Risk Assessment will not accompany this application.

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for developing a dwelling on the site has been established as a part of the previous approval.

1.1. Constraints

1.1.1. 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.

1.1.2. Any residential development proposal should take account of the general character and grain of the established area.

2. DESIGN

2.1. The design of the proposed dwelling, which is the subject of this application, is intended to reflect and reinforce the traditional buildings seen in the area and produce dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District. The Outline Approval recommendations suggested a cottage style property would be best suited to the site. This has been reflected in the front elevation.

2.2. Careful considering has been made to the placement of the dwelling to ensure that the trees onsite are not disturbed.

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

2.4. The proposed dwelling has a traditional appearance, whilst maintaining a high standard of materials and workmanship.

2.5. The front and rear gardens will be laid to grass with small paved footpaths partially around the building perimeter leading to a small patio area to the rear.

3. ACCESS AND SUSTAINABILITY

3.1. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

3.2. Whaplode Drove is defined as an 'Other Service Centre' with a general store, post office and place of worship.

3.3. A bus service operates along Broadgate, with bus stops very close to the site, approximately 200m in either direction, providing easy access to Spalding, Boston and beyond. Spalding has a substantial railway station so it is not difficult to access the national network by public transport.

4. CONCLUSION

4.1. It is considered that the proposed development is suitable for its site and the area generally.

4.2. In summary, it is contended that the proposal is of benefit not only to the site, but also to Whaplode Drove.