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**REF: 3678-20**

**PROPOSED RESIDENTIAL DEVELOPMENT – 1 DWELLING (OUTLINE)**
**OFF BROADGATE**
**WHAPLODE DROVE**
**SPALDING**
**LINCS**
**PE12 0TN**

**FOR**

**MR & MRS R TOMIZZI**



# PLANNING, DESIGN & ACCESS STATEMENT

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**PROPOSED RESIDENTIAL DEVELOPMENT – 1 DWELLING (OUTLINE)**
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This application is to acquire Town and Country Planning Permission (Outline) for an erection of a dwelling off Broadgate, Whaplode Drove, for the benefit of Mr & Mrs R Tomizzi. The site, which amounts to 0.07 hectares is part of a large parcel of land owned by the applicant. The site which is situated within the residential development boundary for Whaplode Drove. The site has recent Planning history, however, with not much success this application is different and is fully within the development boundary and will be an infill plot.

This application and statement demonstrates that this site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 11 of the NPPF indicated the Planning Permission should be granted.

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

**USE**

The application site which amounts to 0.07 hectares is immediately to the Eastern boundary. The site is within the central village location and lends for frontage development.

**SCALE**

The final scale, design and layout to be determined by Reserved Matters, however, the site is suitable for a two storey family dwelling.

**LANDSCAPING**

The site will have a comprehensive landscaping scheme at Reserved Matters stage, along with boundary treatments.

**APPEARANCE**

Final architectural design and appearance of the property and site is determined at Reserved Matters stage, however, the dwelling will use traditional materials to site within the village location.

**ACCESS**

Access to the development will be via the existing access to the right hand side of the site and will serve this site only. The upgraded access will be to the requirements and specification of the LCC Highways Department. Access to and within the property to be determined by compliance with Part M of the latest Building Regulations – access to and use of buildings.

**FLOOD RISK**

The site is within Flood Zone 1, therefore, the dwelling will not be affected by flooding.

**CONCLUSION**

It is considered the proposed development with the Outline Planning Application is suitable for its site and the area. The details within this statement and demonstrates this site offer comparable high standard development like similar projects that have been recently approved and completed within the village. In summary, it is intended that the proposal will benefit not only to this site but also to the village of Whaplode Drove.

S L Darlow
July 2020