

Development proposal at Ellen House, Boston Road, Sutterton PE20 2HD.

The location of the site is shown on plan ref; PC O. It lies within the development boundary as shown on Inset Map 8 (PC O). Plan ref PC 1 shows the extent of ownership.

Sutterton is a Main Service Centre where development within the boundary s encouraged.

Ellen House has a large garden and it is felt there is ample room for a pair of small semi-detached bungalows to be constructed, as per plan ref PC 3. This would entail the demolition of the existing garages as per plan ref; PC 2.

Bungalows are suggested in order to avoid overlooking.

The distances between the proposed new bungalows and existing properties are shown on plan ref; PC 4 and are typical of the distances achieved in the developments nearby.

This application is in outline and it would be for the developer to complete the design process. The present intention is to seek approval to the principle of new construction. The indicative plan provided shows bungalows with an external dimension of approx. 96 sq.m. each.

An FRA is provided to address management of the flood risk.

Access to Boston Road is good and there is sufficient space on the site for parking for both the new bungalows and for Ellen House.

It could be that the new dwellings should have electric charge points provided.