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PROPOSAL FOR 3 NEW DWELLINGS, LAND TO REAR OF WALCOTT, RALPHS LANE, WYBERTON, BOSTON

PLANNING STATEMENT

(24th January 2021)

This planning application is for 3 new dwellings on a large rear piece of land behind Walcott and Sandalwood on Ralphs Lane in Wyberton.

This application follows a pre-application submission (ref SE/PENQ/19/0076). The reply to this was positive and stated that the site could take 3 new houses. The pre-app also looked at an option for demolishing the existing house (Walcott) and potentially putting 4 new houses on the site. This has been discarded and we are seeking approval for the option of 3 new dwellings with Walcott being retained.

There are 2 existing outbuildings (a shed & a garage) on the site, just to the north & west of Walcott. These are in poor condition and would be removed as part of the works. Walcott has a small flat roofed side extension on the west side and this would also be removed.

The existing access from Ralphs Lane is to be retained & used to serve the new houses (and Walcott). This is a good size and would be suitable without altering the public highways land beyond the site boundary.

Walcott would retain a good sized parking area at the front and a private garden to the rear. The remainder of the site would be divided between the 3 plots as shown on the accompanying site layout drawing.

The proposed dwellings have been designed & located to fit nicely on the plot and also be respectful to the existing, neighbouring houses. They all have good sized gardens and try to make the most of the open field aspect to the north.

Plot 1 sits on the left as you enter the site adjacent to the existing garage at the rear of Sandalwood. This is designed as dormer bungalow to minimize the effect on the existing neighbours. The dormers are located on the north elevation ensuring there can be no overlooking and any rooflights would be located above eye level.

Plots 2 & 3 are two storey, but with lowered roofs, particularly over the hall & living room sections. We feel that this scale & design of house works well on the site.

All plots have private parking and nice sized gardens. Plots 2 & 3 have a large single garage each.

The dwellings themselves are simple, but modern and smart in design. The intention is to use a reclaimed type red brick with traditional detailing such as corbelled eaves and

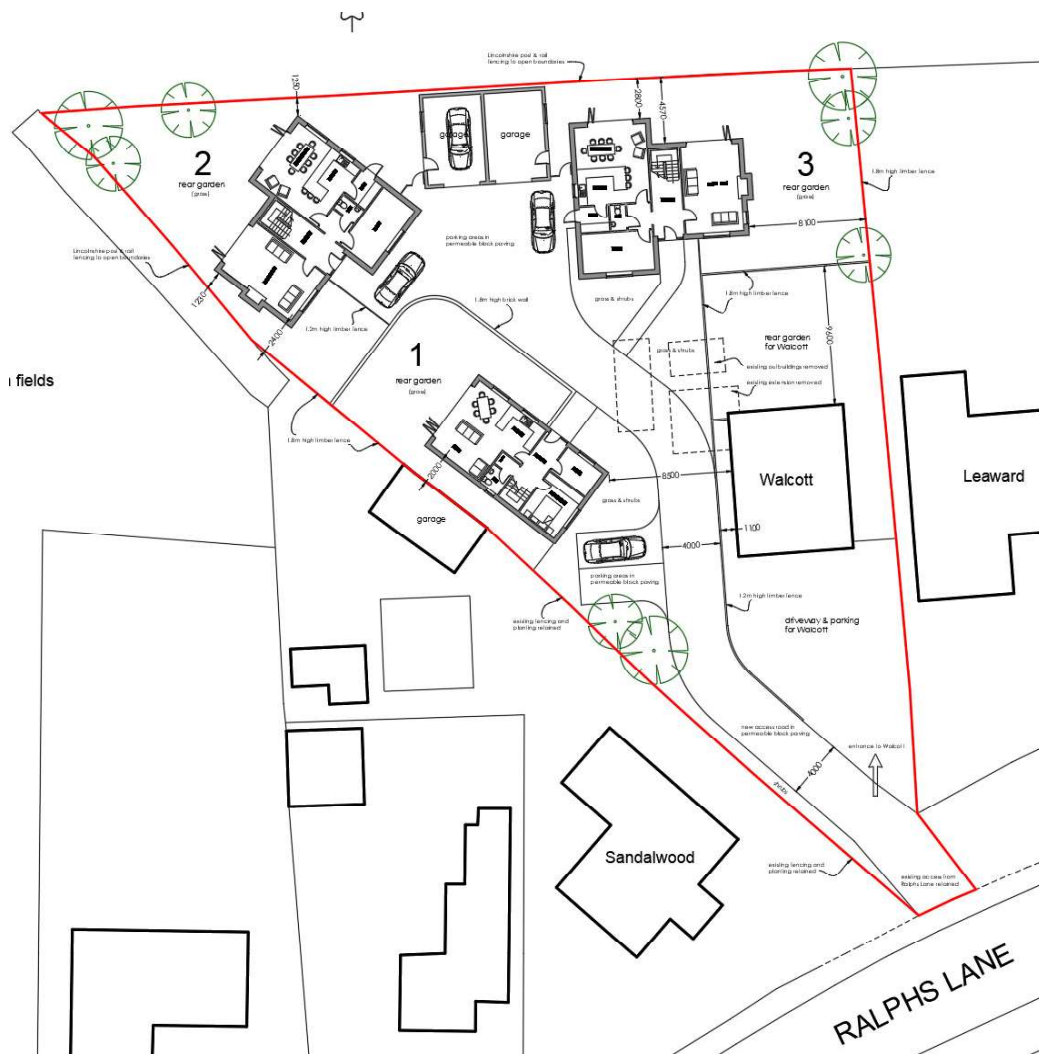
stone sills to the windows. The roofs would be pantiled and the windows would be upvc in a pale colour (eg cream or pale grey).

All hard surfaces (access road, driveways etc) would be permeable to avoid any increase in the surface water run-off from the site.

The site is in flood zone 3 so a Flood Risk Assessment has been prepared and accompanies this application. All recommendations proposed in the FRA will be followed. Due to existing potential flood levels, the new dwellings will need to be raised above the existing ground level. This is a balance between flooding requirements and minimizing the impact on the neighbours. We hope that a good compromise has been found for this.

Overall, we feel that this proposal works well on the site, will provide comfortable & attractive homes and won't adversely affect the existing neighbours. The site is within Boston's settlement boundary and the proposal meets the principles of local & national planning policies (SELLP & NPPF) as detailed in the pre application response.

SITE LAYOUT



PHOTOS OF THE SITE



The site entrance from Ralphs Lane



The existing driveway & house (Walcott)



Looking north-west across the land - from Walcott



Looking on to the site from the west



Looking on to the site from the west



Looking across the site (east to west)