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PLANNING STATEMENT

FULL PLANNING APPLICATION FOR:
PROPOSED 7NO DETACHED DWELLINGS WITH
INTEGRAL OR SEPARATE GARAGES, LAND
ADJACENT TO WOODBINE COTTAGE,
FISHTOFT ROAD, BOSTON

INTRODUCTION

THIS STATEMENT

This multi-faceted statement has been produced to support a planning application for the 7no detached dwellings (3no bungalows & 4no 2 storey houses) with integral or separate garages, driveways, front & rear gardens and private shared driveway for general access to all plots and should be read in conjunction with the submitted drawings and application forms.

Although not strictly speaking a national requirement, I have for completeness produced a Design and Access Statement along with a Planning Statement under the cover of this single document. This constitutes a significant part of the justification in support of the proposed development and seeks to demonstrate that the proposal would be a sustainable form of development in conformity with the development plan.

THE PROPOSAL

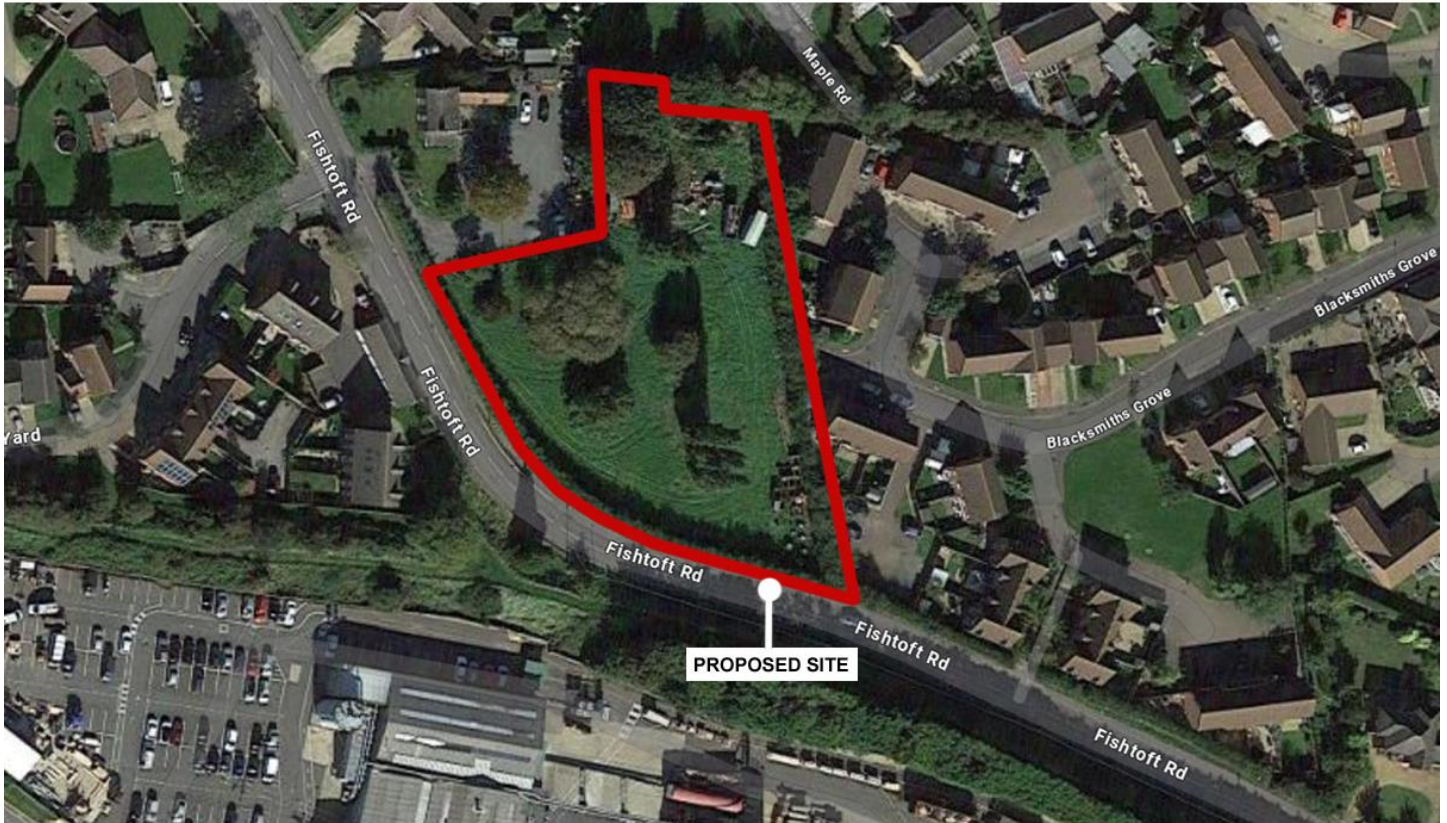
PROPOSED DETACHED DWELLINGS

The proposal seeks permission to erect 7no detached dwellings (3no bungalows & 4no 2 storey houses) with integral or separate garages, driveways, front & rear gardens and private shared driveway for general access to all plots.

CURRENT CONTEXT

BOSTON AND THE SITE

Boston is a market town in the Borough of Boston in the county Lincolnshire, Boston is located approximately 20 miles east of Sleaford and approximately 15 miles north east of Spalding.



The site is located to the south east of the town on the relative out skirts albeit very much within a residential area.

The site is currently an amenity space for the adjacent cottage (Woodbine) to the north of the site. The site has a main road to the south and west and dwellings to the east. The site is largely surrounded by a large hedge.

The site is not located within a conservation area and does not have a listed building on site or effected by the proposal.

The site is located on Flood zone 3 as previously stated in the previous planning submission and accompanying flood risk assessment (Ref: J1697) which formed part of the previously approved planning permission (Ref: B/21/0526).

DETAILS

USE, AMOUNT, APPEARANCE, ACCESS, LANDSCAPING, SCALE, PRINCIPLE, HIGHWAYS & IMPACT

Principle of Development

The proposal seeks permission to erect 7no detached dwellings (3no bungalows & 4no 2 storey houses) with integral or separate garages, driveways, front & rear gardens and private shared driveway for general access to all plots.

The new proposal is of a high quality and sustainable design that fits in comfortably with the vernacular and street scene of the area.

Use

The proposal is in keeping with the local area and maintains the residential aesthetic to the neighbourhood.

Amount & Layout

The proposed layout & design is similar to the previously approved planning application. There is no desire to over develop the site and sits comfortably within its boundaries. The access into the development has been continued from the original design and the existing tree has been retained and provides a focal point to the development.

Appearance

The proposal is designed to fall seamlessly into the residential area, the look of the dwellings is sympathetic to the local area without being over bearing on the neighbouring properties and maintains the general palette of materials in the area.

Scale

The scale of the development is well proportioned to the neighbouring area and does not create issues of overlooking to neighbouring sites with the individual design of both the 2 storey houses and bungalows.

Waste disposal

Existing waste disposal facilities serve the area, providing the necessary disposal of general, recycling and garden waste. It is considered that the addition of 7no properties will have minimal impact on this service.

Flood Risk

The site is located within a flood risk zone 3 as previously stated with agreed and approved finished floor levels of 3.7 metres above Ordnance datum (AOD) and flood resilience measures will be built no lower than 300mm above ground finished levels will be adhered too. Along with all new mitigations and resilient measures added in the latest Flood risk assessment from RM associates. The site is split between a 1 in a 200 year flood risk (tidal hazard) and a 1 in a 1000 year flood risk (tidal hazard) as noted on pages 6 & 7 of the FRA. With this in mind the proposed 2 storey houses have been positioned where the 1 in a 1000 year higher risk is noted on the 'Event 2115' (max depth) and where the sleeping accommodation is on the first floor only to somewhat mitigate any risks to residents.

Highway Safety

For the proposed site a new entrance with drop kerbs, etc will be provided to meet the local Highways Department standards. The proposal provides the necessary parking requirements for each unit and provide their own parking on the proposed with a private driveway and garage.

Renewables/Green technology

Each unit will have an electric vehicle charging pod and Air source heat pumps to provide renewable energy to each plot.



CONCLUSION

PROPOSAL CONCLUSION

The detailed design and 3d visuals have shown that the new proposal following the previous planning submission and approval (Ref: B/21/0526), has created a similar approach and exactly the same number of dwellings on the site to not over develop the area. The same approach to the dwellings has been retained with a one way access road. All the previously agreed Flood risk mitigations and levels have been retained and the material palette for the dwellings themselves have been kept similar with grey roofing finish, red facing brickwork and stone cills.

It is worth noting conversations with the local Planners have taken place and an acceptance for a variation of conditions has been deemed acceptable for the changes between the original planning approval and this current planning application.

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that there will be no detrimental harm created by this proposal, and therefore it is considered that the proposed development can be sufficiently justified. It is therefore respectfully considered that the proposed development should be approved.

Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely and efficient manner.

END