

# **Planning Statement Re:**

## **Outline Planning Application (with all matters reserved)**

**for**

**The erection of 1No Dwelling-House**

**at**

**Land adjacent to Parsley Cottage, Drainside South, Kirton,**

**Boston PE20 1PZ**

**for**

**Mr. R. Goodman**

The application site forms part of the rough garden area located to the side of Parsley Cottage, Drainside South, Kirton and has a National Grid Reference of TF34425 53669.

The site is located inside the settlement boundary of Kirton as defined in the South East Lincolnshire Local Plan 2011-2036 Adopted March 2019 and totals approximately 0.08Ha in area.

To the rear of the site (north) is an extensive residential estate development which significantly has a direct footpath/cycle link through to Drainside South and which emerges a short distance to the east of the site. To the south-east along the opposite side of Drainside South is a ribbon of varied residential development. The site itself is connected on its eastern boundary to the curtilage of Parsley Cottage which in turn adjoins another similar property. It is therefore suggested that residential use of the site would be consistent with the residential characteristics of the wider locality.

The application proposes the erection of 1No dwelling which will have to take account of two specific requirements.

- 1) With reference to the attached FRA, living accommodation will need to be above ground floor level.
- 2) There is an IDB piped drain running directly under the northern boundary of the site with a maintenance strip stipulation requiring 9m clearance from any structure.

Both these requirements are easily achievable with thoughtful design and should not compromise the proposal.

Access to the site is excellent with clear unrestricted views in both directions and the development will not set an undesirable precedent as there are no comparable sites in the vicinity.

### **Biodiversity**

There will be an enhancement to the biodiversity of the site through the implementation of a landscaping scheme.

### **Air Quality**

With reference to the East Midlands Air Quality Network Planning Guidance and taking into account the small scale of the development it would appear that there is no mitigation which can be implemented as part of this proposal.

**November 2020**