

PLANNING SUPPORTING STATEMENT AND ASSESSMENTS

**Approval of Reserve Matters
(Outline Planning Approval - B/20/0448)**

At

**Land Adjacent to
Parsley Cottage
Drainside South
Kirton, Boston
Lincolnshire
PE20 1PZ**

For

**Mr S Tetther
24 Thorne Way
Kirton, Boston
Lincolnshire
PE20 1JP**

Project Reference: LPC-276

June 2021

Rev - A



LPC Architectural Design

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1 INTRODUCTION

- 1.1 This statement and assessments has been prepared on behalf of the applicants and seeks to support an application for approval of reserved matters for outline planning approval ref B/20/0448 and should be read conjunction with the submitted scheme drawings
- 1.2 The proposed scheme has been designed in accordance with the approved details and documentation of the outline planning for a developer of one number dwelling.

2 OUTLINE PLANNING CONDITIONS AND RESERVED MATERS

- Conditions 1 and 2** Reserved mater application submitted within the 3 years' time limit
- Condition 3** No further details required at this stage
- Condition 4** One number dwelling has been proposed in line with the outline approval see scheme drawings **LPC-276-02, 03 and 04** submitted with tis application
- Condition 5** The proposed dwelling has been designed with 2 stories, split at 1.65m (3.65m OAD) and 2.7m (4.850m OAD), The construction and materials are as such to comply with the requirements as ser out in the FRA in terms of flood resilience and resistance measures to be incorporated into the proposed development.
- Condition 6** The proposed site plan **LPC-276-02** shows indicative drainage layouts for both foul and surface water systems. Final details will be confirmed by client appointed drainage engineers at the appropriate time in accordance with building regulations.
- The foul water waste will be run into a foul water treatment tank with clean water overflow along with surface water system will be run directly into the Black Sluice Drainage Board's mainlined water course adjacent to the site.
- All details and final discharge point location and type will be designed and agreed with Black sluice Drainage Board prior to commence of the works on site.
- Condition 7** Condition noted no clearance of any vegetation in preparation for or during the course of the development shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted for approval.
- Condition 8** Drawing **LPC-276-02** proposed site plan shows details and arrangements oof parking with tuning area allowing all motor vehicles to enter and exit the highway in forward gear. The new access point from the highway has been position and design to allow for 2x43m vision splay in both directions, with new gates set back min 4m to allow for vehicles exit the highway.
- Condition 9** As with above the scheme incorporates adequate parking area for at least two vehicles externally and 2 within the proposed garage.
- Condition 10** An EV charge point has been allow for within the garage and shown on the scheme drawings. This charge point will be installed as part of the 1st an 2nd fixed electrical installation and commission prior to the dwelling being occupied.
- Condition 11** All facilities and fixture types will be installed inline with the requirements for the 110litre per person per day limit.

**See scheme drawings and information submitted along with this statement
as part of the planning application for further details.**