

Architectural Design, Planning & Building Regulations Applications, Cost Estimates, Surveying  
Domestic/Commercial New Build, Extension, Alteration, Refurbishment & Project Management

## SUPPORTING STATEMENT for DEVELOPMENT

at

PLOT 2, HIGHLAND FARM, SCHOOL LANE,  
EAST KEAL, SPILSBY, PE 23 4AU

10.03.21

### **Background**

Outline Permission (with access and layout having been considered) was granted in 2019 for three dwellings. This supporting Statement relates to the application for the remaining Reserved Matters.

Plot 2 is the middle of three Plots and is the one being purchased by Mr Savage, who is himself a Builder. He intends to live in a mobile home on site whilst constructing the dwelling.

### **Scale**

An initial design was produced that seemed too large for the Plot, therefore it was scale down; the resulted in the smaller, lower and more compact design that is the subject of this application. The floorspace created will be similar to that accommodated on Plot 1.

### **Positioning**

The property is set back slightly on the Plot because the front garden will be the majority of the amenity space. A brick-faced retaining wall has been shown at the rear of the plot; this will support the access to Plot 1 and allow a vehicular turning area to be created adjacent to the garage.

The owner of Plot 1 has requested  
That the house be offset by approx..  
2 metre from the common boundary.  
This request has been met.

View of dwelling on Plot 1:  
as seen from the West.





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### **Design & Appearance**

The proposed design is traditional with two chimneys and symmetry to the front elevation. The frontal appearance is similar in style to the dwelling on Plot 1 but is deeper so that it can accommodate an integral garage (the Garage for Plot 1 is detached). This rear element is to have raised floors and ceilings, meaning the ridge will step down even though the ground rises. This necessitates a step in FF levels to access the Master Bedroom.

False dormers have been added to compliment the style of the property. The only two first floor windows that face Plot 1 will be fitted with opaque glazing. There is adequate separation between the dwellings on Plots 2 & 3 to avoid privacy issues.

The house will be constructed using traditional materials which will include rustic concrete pantiles, Hampton Rural blend bricks and anthracite grey windows and doors with stone sills.

### **Access**

The access roads are as approved in the Outline Planning Application but the drive to the dwelling is slightly different. This is to avoid connecting to the access at the highest point. The drive would have been unnecessarily steep, which would pose a problem and hazard in icy conditions.

The front door will have a level thresh and most internal doors will be 840mm wide making for safe and easy circulation by the occupants.

### **Eco heating**

It is proposed to install an Air Source heating system, meaning the external units will be placed at ground level on the western side of the dwelling. The 1.8m fence that will be erected on the common boundary with Plot 1 will shield the neighbours from any low-level.

### **Landscaping**

Landscaping will, initially be confined to laying lawns and the planting of a mixed thorn hedge to the front (southern) and eastern boundaries. This will provide privacy for the Owners as well as the future occupants of the dwelling on Plot 3.

### **Flood Risk**

The site is not at risk of flooding.

### **Misc.**

The site is not contaminated, is not of archaeological interest and does not support any protected species.