

Supporting Statement

Project Name: 2709: Construction of a 3 bedroom house (Plot 72a) with the completion of Wegberg Road.

Site Address: 27 Steamer Point Road, Nocton, Lincoln, LN4 2DA,

Prepared by: Steven Dunn Architects Ltd.

Date Prepared: 5th March 2024

This statement accompanies the resubmission of a planning application for the Construction of a 3 bedroom house (Plot 72a) with the completion of Wegberg Road. This application is made with reference to the previous applications Ref: 16/0795/FUL and 23/0338/FUL.

With careful consideration of the concerns raised during the previous application process, significant modifications have been made to address those issues. The proposed development has been carefully planned to align with the existing character of the neighbourhood and has been designed to mitigate the previously identified concerns. Below are key points highlighting the changes made and the positive impact of the proposed development:

1. Architectural Harmony with Neighbours:

- The proposed dwelling has been designed to match the appearance of its adjacent neighbours, ensuring a seamless integration into the existing streetscape.
- The setback from the neighbours' property line allows for a large, open front to the property, addressing concerns about the cramped nature of the site.

2. Road Safety Improvements:

- The revised site plan enhances road safety by providing increased visibility at the road intersection.
- Increased sightlines at the intersection will contribute to a safer environment for both vehicular and pedestrian traffic, aligning with community and regulatory expectations.

3. Amenity Impact:

- Acknowledging the current disused state of the site, characterized by concrete surfacing and overgrown vegetation, the proposed development aims to transform the area into a visually appealing residential space.
- Neighbours have expressed dissatisfaction with the current eyesore and the proposed dwelling seeks to enhance the amenity of the locality, contributing positively to the visual appeal of the neighbourhood.

4. Community Support:

- A survey was conducted among neighbours (Please see supporting document accompanying this planning application Ref: Community Survey Results), with 92 out of 105 responses expressing support for the proposal, while only 4 were against it. This local backing demonstrates strong community support for the development.
- The feedback indicates a desire for positive change in the area, reflecting the proposal's alignment with their vision for the neighbourhood.

5. Parish Council Support:

- The Nocton Parish Council supports the proposal with supporting comments in the previously withdrawn application Ref: 23/0338/FUL. Their endorsement recognizes the potential for substantial improvements to Wegberg Road and the broader local area.
- The proposed development aligns with the aspirations of the Parish Council to enhance the local environment, and address long-standing issues such as the incomplete road and bridge.

6. Enhancements to Local Infrastructure:

- The proposal outlines a phased approach, prioritizing the finalization of road surface and bridge improvements before commencing construction on Plot 72A. This demonstrates a commitment to enhancing local infrastructure in tandem with the residential development.

7. Contributions to Sustainability:

- The proposed dwelling adheres to energy policies, contributing positively to the broader goal of a zero-carbon future. This commitment aligns with contemporary environmental standards and sustainable development principles.

In conclusion, the revised planning application is a testament to the applicant's commitment to community collaboration and sustainable development. We believe the proposal not only addresses the previous concerns but also brings about positive transformations to the local area, improving safety, aesthetics, and community satisfaction. The proposal aligns with community's vision for the neighbourhood and desire for positive change.

Statement Ends.