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Our ref: GRM/SLD/2754-15

13th February 15

SHDC
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir / Madam

GARAGE TO ANNEXE (RETROSPECTIVE) & TIMBER GARAGE
THE BUNGALOW, 16 BARRIER BANK, COWBIT – MR & MRS D. STARR

Please find attached Town & Country Planning Application form, proposed plans & application fee for the above project.

Mr & Mrs Starr acquired the property in 2013 the detached double garage was converted into an annexe by the previous owners, since the purchase the annexe has been used once during the last Christmas period by family members.

A letter was received on the 12th January from Kate Bellamy, Senior Compliance Officer, explaining that they had contravened Town & Country Planning rules. Several discussions and emails took place and it was suggested that a retrospective application would be prudent to regularise the situation.

The application proposal is to apply for Planning Permission to convert the existing double garage into a residential unit (retrospective) to be used in conjunction with the host property together with a timber garage which will be partially situated in front of the bungalow.

Please find attached email paper trail with the Planning Department for information.

Yours sincerely

G R Merchant

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

THE BUNGALOW, 16 BARRIER BANK, COWBIT. H01-0242-11. ENF: 407-14-E01

Bellamy, Kate <kbellamy@sholland.gov.uk> Wed, Jan 21, 2015 at 9:11 AM
To: G R MERCHANT <gr.merchant@btconnect.com>

Hi Bob

Thanks for your email. I must say, from what I could see, the access appears to be in the correct place, although the plans aren't particularly clear in my opinion. With regards to the annexe, if it is capable of independent living, then we usually require an application. If permission is granted we can then condition it to be used solely in conjunction with the main dwelling.

Kind Regards

Kate

Kate Bellamy | Senior Compliance Officer | **South Holland District Council**
DDI: 01775 764501
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 20 January 2015 16:49
To: Bellamy, Kate
Subject: THE BUNGALOW, 16 BARRIER BANK, COWBIT. H01-0242-11. ENF: 407-14-E01

[Quoted text hidden]

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

THE BUNGALOW, 16 BARRIER BANK, COWBIT. H01-0242-11. ENF: 407-14-E01

1 message

G R MERCHANT <gr.merchant@btconnect.com> Tue, Jan 20, 2015 at 4:49 PM
To: "Bellamy, Kate" <kbellamy@sholland.gov.uk>

Dear Kate

Further to your letter dated 12 January sent to my clients Mr & Mrs D Starr, I have visited the site to discuss your concerns.

Mr & Mrs Starr acquired the property in 2013, the proposed new vehicular access, which was approved under application H01-0242-11, was started by the previous owner, Mr & Mrs Starr will eventually finish the work. Having viewed the access it does appear to be in the approved position!

The detached double garage was converted into an ancillary living/annexe unit before Mr & Mrs Starr purchased the property. In an effort to regularise the situation I will be suggesting to my clients to make a retrospective planning application, if required.

I understand that John Stubley from Building Control has visited the site and suggested that a retrospective Building Regulations application is made to regularise the situation.

The partially built timber garage which is forward of the bungalow will require a Planning application and that is in hand.

Could you confirm if a Planning application is required for the garage conversion to an annexe, to be used in conjunction with the host dwelling.

If you require any further information, please do not hesitate to contact me.

Regards
Bob Merchant

date: 12th January 2015

your reference:

our reference: ENF-407-14-E01

ask for: Kate Bellamy

email: kbellamy@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 711253
www.sholland.gov.uk

The Owner
The Bungalow
Barrier Bank
Cowbit
Spalding
Lincolnshire
PE12 6AE

Dear Sirs

Planning Permission H01-0242-11 – Vehicular access (retrospective)

We have recently received a complaint regarding the above. The complainant is concerned that the access isn't being built in the position shown on the approved plans.

In addition, the complainant has advised that they believe the double garage on the site has been converted to an annex. Potentially this may require planning permission. I also note that an outbuilding is under construction on site which looks to be sited forward of a wall forming the principal elevation of the original dwellinghouse. If this is the case, then planning permission will be required.

I'd be grateful if you could contact me within the next 7 days to discuss these matters further, and look forward to hearing from you in due course.

Yours faithfully

KBellamy

Kate Bellamy
Senior Compliance Officer (Planning)

This document can be made available in other formats on request