

Your ref: PP-11471875
Our ref: 1021 9 LMS MAG

12 August 2022

Planning Manager
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**DECOY HOLDINGS LTD
PROPOSED CHANGE OF USE OF OFFICE E(g)(i) TO DWELLING (C3). DECOY
FARM, SPALDING ROAD, CROWLAND, PETERBOROUGH, PE6 0LX**

We have submitted a Full Planning Application for the above proposal via the Planning Portal, reference PP-11471875.

The application is accompanied by the appropriate drawings together with a Flood Risk Map which shows that the office building is in Flood Zone 1. The building is currently used as an office, the use of which will shortly cease. Had the office been empty for a period of 3 months and, we omitted the two new windows, the change of use would be permitted development under Class MA of the Town and Country Planning General Permitted Development (England) Order 2015. Our client, however, is keen to press ahead with the proposed change of use immediately following the office use ceasing, hence the need for a full planning application.

The subject building will be used as a two-bed single dwelling with parking to the rear and a courtyard type amenity area to the west. The building forms part of an attractive range of traditional former farm buildings and, having regard to the existing use, there are minimal works necessary to complete the change of use, save from a new window in the east elevation and a roof light on the northern roof plane.

Access will be taken from the existing entrance that already serves the two detached dwellings to the south, also owned by our client. There is a separate access which serves the main Decoy Farm complex to the north, however, the use of this has been avoided in order to prevent the mixing of commercial/agricultural traffic and resident's private cars.

Foul drainage will utilise the existing connection to the package treatment plant.

It is intended that the ownership of the proposed dwelling will remain with our client. In this way our client has the ability to ensure all the uses on site operate with minimal disturbance and it will also provide our client with the opportunity to house an employee or visitor to one of the businesses on site.



town planning



landscape architecture



architecture

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We trust you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully

Robert Doughty Consultancy Limited

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