rdc
Robert Doughty
Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Your ref: PP:12695348
Our ref: 1185-11 LMS SB

08 May 2024

Planning Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

MR G FRANKLIN
APPLICATION FOR OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED FOR THE ERECTION OF A SINGLE DWELLING
FORMER CAR PARK TO THE CHEQUERS PUBLIC HOUSE, MAIN STREET, GEDNEY DYKE, PE12 0AJ

Please find attached an outline planning application for the erection of a single dwelling at the above site, submitted by the Planning Portal, reference PP-12965348.

The means of access to the proposal is committed at this stage and utilises the existing entrance to the car park of The Chequers Public House, the conversion of which has been the subject of a successful permission in the past to be converted into two dwellings and is now the subject of a new application for conversion to a single dwelling.

The application site lies within the settlement boundary for Gedney Dyke as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 indicates that within the settlement boundaries of "Other Service Centres and Settlements" such as Gedney Dyke development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to committed sites and infill. The proposal sits within the built-up frontage of the village and the principle of development therefore accords with local plan Policy 1.

We have prepared a sketch layout of how a two-storey dwelling could be constructed on site whilst preserving both the residential amenity of the converted public house and the occupiers of the dwelling immediately to the north, 7 Main Street. The current application for the conversion of the public house indicates how windows will be blocked up to prevent overlooking across the front of this proposed new dwelling.

To the north and south of the Chequers Public House the dwellings are set back from the road frontage and the proposed footprint indicates how this general grain of development can be followed whilst providing a level of parking provision

Your ref:
Our ref:

08 May 2024

commensurate with local plan requirements and a large rear garden together with good separation between existing buildings. It is therefore concluded that the indicative layout shows how the car park could be developed and accords with the provisions of local plan Policy 2 – Development Management.

The proposal will not result in the loss of any features of ecological value as the site is currently laid to gravel.

A flood risk assessment accompanies the submission and both sequential and exceptions test have been undertaken to show it is appropriate development in Flood Zone 3a.

We trust you will consider the application favourably, but should you require any further information, please do not hesitate to contact us.

Yours faithfully

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