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

25th July 2016

Our Ref 16-1596

Dear Sirs

Extension and alterations to dwelling, and demolition of Boat House and its replacement with an annexe at Nealwood, Fishergate, Sutton St James

Please find attached a planning application and details for the above.

The existing property comprises of a detached dwelling and boat house set on a large plot, and the proposal involves the building of a two storey extension along with alterations to the dwelling, as well as the demolition of the boat house, and its replacement with a new annexe.

The proposed extension to the dwelling will provide a garage, workshop and studio at ground floor level, with a large lounge and 2 bedrooms at first floor level. The garage and workshop area along with the new first floor area are for domestic purposes, but the studio will be used for business purposes by the clients, who own 'Carrie Anne Funnell Glass Limited', a company specialising in individual designed kiln formed glass art.

This is a small business with 2 employees (Ms Funnell and Mr Mickleburgh the applicants). It is not expected that customers will visit the premises as the business only sell at shows and exhibitions. Deliveries are infrequent (1-4 a month) general on a medium sized van, and the proposal should create no noise or pollution issues with the work and any leftover glass being recycled.

The property will therefore still be mainly used as a private residence, should not result in a marked rise in traffic or people calling, would not involve any activities unusual in a

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residential area, and will not disturb neighbours at unreasonable hours or create other forms of nuisance such as noise or smells.

Further details of the business can be found at the following link
http://www.carrieannefunnell.co.uk/index.php

It was originally proposed to convert the Boat House to an annexe, and a pre-application enquiry your reference PE-00052-16 was submitted for this. However the Boat House is currently positioned very close to the bank of the adjacent drain, making maintenance of the drain difficult for the drainage board. Considerable work would also have been required to bring the Boat House up to a suitable standard to enable it to be used for habitable accommodation. It was therefore felt the most sustainable long term solution was the demolition of the Boat House, and the re-building of a similar sized building in a slightly different position.

Other than the small porch added the annexe as proposed is of the same dimensions and design as the Boat House, and it is also proposed that the building will be re-built using reclaimed bricks and materials from the original building.

The annexe will be occupied by Ms Funnells parents.

Hopefully you should have all required information to enable validation of the application, however should you require anything else or wish to discuss any aspects of the proposal in anyway do not hesitate to contact me.

I look forward to receiving your acknowledgement and planning permission in due course.

Yours faithfully
Nick

Nick Seaton MBA MRICS C.Build E FCABE

Cc Ms Funnell and Mr Mickleburgh