

Date: 30/10/21
Ref:J079-PDA-2

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED CHANGE OF USE OF FORMER RAILWAY STATION HOUSE FROM OFFICES TO HOUSE AT STATION ROAD GEDNEY LINCS

FOR

MR M GODFREY

Introduction and the site: -
My client wishes to regularise the site firstly dealing with the Station House and changing the use of this building from offices into a house. This came about via business changes through the building of the offices and in light of Covid that introduced itself during this period. Obviously being cautious about the future of the company there was a certain amount of downsizing and therefore not the need for such a substantial office building. Therefore it made more sense for the offices to become the clients home instead of the client finding another premises especially as they were living on site while building works were going on after the sale of their other premises (which was also their former works premises).

The client sought an office solution which is part of a sister application to be submitted alongside this one.

The client lived on site in a caravan during construction and the client wishes it to remain as a subsidiary unit to the main house used periodically by a family member who could use privacy from the main house.

Please note that all conditions of planning permission H06-0643-17 had been dealt with.

Flood Risk Assessment: -
As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 3. However the Station House is an existing building and therefore we ask that the proposed extension's floor level is set no lower than that of the existing Station House. I add that the Station House floor level is some 600mm to 800mm above general ground level due to being set up on a platform. The storage building has limited human usage and deem it not to be a risk, however the floor of this building can still be set at approx. 300mm above general ground level.