

Date: 30/10/21
Ref:J079-PDA-3

PLANNING DESIGN AND ACCESS STATEMENT

FOR

REGULARISATION OF BUILDINGS AND STORAGE AREA AT REAR OF STATION HOUSE STATION ROAD GEDNEY LINCS

FOR

GCM PLANT HIRE LTD

Introduction and the site: -
My client wishes to regularise the site with this application and a sister application for the change of use of the offices into a house. This application is to regularise the area to the rear of the Station House. From the previous planning permission H06-0643-17 this application sets to regularise the things that have been erected different that what was proposed in the previous application. Firstly the large storage building as built is as shown with a further proposed bay shown to the side, this is different from the proposed on the above planning permission.

The office, once the decision to turn the station house into a domestic building arose, was to provide a purpose made prefabricated building to accommodate this need. This was a more sensible cost outlay for the company at the time and more suitable to its needs.

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 from the Environment Agency the site is within Flood Zone 3. The new offices (not a habitable building) are set at a similar height as the existing station house which was going to be the offices and this level was acceptable for the previous application H06-0643-17. The storage building has limited human usage and deem it not to be a risk, however the floor of this building is set at approx. 300mm above general ground level (again acceptable for H06-0643-17).