Proposed Annexe

72 West Drove North

Gedney Hill

PE12 0NT

PLANNING STATEMENT

Including Flood Risk Statement

November 2020

PROPOSAL

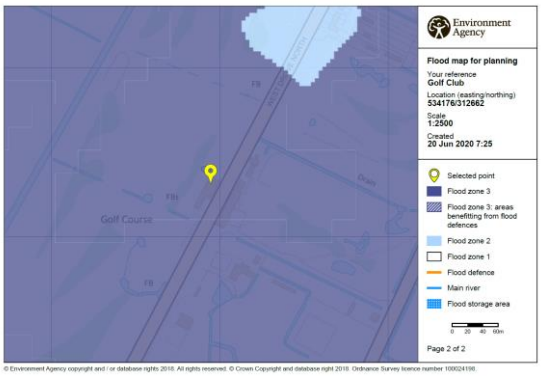
This is a Full Planning Application for an attached annexe to be constructed at 72 West Drove North Gedney Hill. The existing dwelling is located adjacent to the Gedney Hill golf course and this is home to the Britton family who own this established local sports facility.

The existing dwelling, which is tied to the golf course business is now home to three generations of the family and given their active involvement in that business as well as the Demolition Business which has a yard adjacent to the golf course there is a need for additional family accommodation.

Recently approved extension proposal to the clubhouse facility represents significant investment in the business and the successful operation of the business is best achieved by the family members living on the site.
There is ample room for a two storey building to be provided, and garden area and parking is already in sufficient supply.

TECHNICAL CONSIDERATIONS

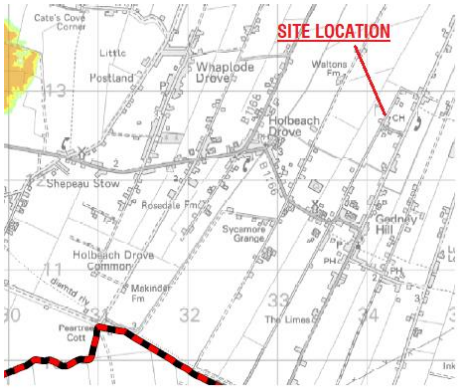
Flood Risk – Environment Agency Criteria
Reference to the Environment Agency Flood Map for Planning indicates the site to be located within Zone 3



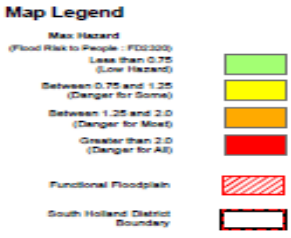
The application site is designated as Flood Zone 3a 'High Probability' as defined in Table 1 of NPPG
However reference to other relevant EA maps such as Surface Water show the site to be at no risk

SHDC STRATEGIC FRA

The application site is situated within the defended area of the South Holland District Council Strategic Flood Risk Area Map and reference to this document identifies the site to be 'no hazard' at the present time or in 2115.



UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT
Residual Flood Hazard
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability



Flood Risk Conclusion
This is effectively an extension to an existing dwelling which will be occupied by family members.
The annexe will provide sleeping accommodation at first floor level.
From reference to the relevant documentation the proposal does not constitute a flood risk to users of the building and so is considered acceptable in satisfying the relevant criteria under Local and National Policy including the SELLP.

Foul drainage –
The annexe will be connected to the existing private treatment unit that serves the existing dwelling

Surface Water – The roof water discharge from the proposed extension will be directed to existing surface water drainage arrangements including the provision of new soakaways if necessary.

CONCLUSION

This is a straightforward application to enable a local family, now covering 3 generations, to remain as a family unit whilst providing a degree of independence by way of an attached annexe.
The proposal has no impact on any other property or residents or indeed any adverse visual impact on this rural location.

The new building will be constructed using materials to match the existing house and will provide energy efficient accommodation for the intended occupants.