

My ref: 14042
Your ref: PP-03998497
Date: 20/2/15
For the attention of:
My email: lowearchitect@gmail.com

Planning Department
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Dear Sir,

Regarding:

Proposed dwelling Plot 1, adjacent to 42 Wargate Way, Gosberton, Spalding, Lincs for Dillon Developments Ltd.

The site presently benefits from planning permission for a house, but the new owners wish to construct a dwelling of a different design, though on roughly the same footprint. A new application is therefore being made in respect of the proposed house.

Details of the new house are set out in the Planning Portal form and in the attached drawings, so I will not repeat them here.

I was the architect for the adjoining property, completed a couple of years ago. At that time the site was not in an EA flood risk area, but it now is. Looking at the site specific study prepared by the vendors the site itself is just clear of flood risk. It is proposed to construct the new dwelling at precisely the same ground floor level as the adjoining property, which will leave the finished ground floor at over 300mm above existing ground levels – so above the possible flooding depth noted for nearby locations.

The FRA exceeds the 5G attachment size allowed by the Planning Portal – this will be submitted direct, via separate email.

Similarly during the construction of the adjacent property it was discovered that the ground was unsuitable for soakaways. Gosberton Parish Council granted permission to discharge storm water into their ditch [which follows & forms the boundary between the application site & their cemetery]. Application will be made to them in respect of this property.

All other services will be from Wargate Way.

While not following the design layout or appearance of the adjacent property, the new house will be constructed in similar materials.

The applicant will contact you by telephone to make payment of the application fee of £385.00.

If you have any queries or require any additional information please let me know.

Yours faithfully,

Robert Lowe, RIBA
[unsigned if part of an electronic submission]

Cc Dillon Developments Ltd.

