Justification Statement

For

Redwood Lodge

96 Dog Drove North

Holbeach Drove, Spalding

PE12 0SA



C A HOLMES CONSTRUCTION LTD

98 DOG DROVE, HOLBEACH DROVE SPALDING PE12 0SA

This Design and Access Statement has been produced to support a full planning application for a replacement dwelling and accompanying detached garage at;

Redwood Lodge
96 Dove Drove North
Holbeach Drove
Spalding
PE12 0SA

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Introduction to Redwood Lodge

Redwood Lodge is situated in the village of Holbeach Drove located approximately 12 miles south east of Spalding.

The village enjoys a 30MPH speed limit.

The property is a 3-bedroom bungalow with a detached garage and carport. The construction of the property is in a poor state of repair and it is evident that minimal maintenance has been carried for a considerable period of time. We understand that the previous owner went into a nursing home in early 2020. The property has been empty since and has suffered further deterioration resulting in the property not being suitable for any occupants at this present time.

The property itself has been estimated as being built in the 1950s and we have been advised this by some of the residents who have lived in the village all their lives. Also the structural engineer has confirmed it is a typical 1950's type of construction.

The structure of the main building is a pre-fabricated timber framed bungalow. We understand this type of construction was designed to only last a relatively short period of time.

The prefabricated timber frame structure consists of fitted bitumen tar based felt and wooden cladding to the exterior. The internal walls consist of plasterboard. The timber frame construction is sat upon a wooden baseplate that is both wet and rotten in places where we have exposed it. It is evident that the wooden structure is damp at floor level, walls and ceiling levels.

The property has no form of insulation in the floor, walls and only minimal in the loft.

The property appears to be sat on very shallow concrete foundation and we have drilled in many places and cannot find any form of damp proof course across the concrete base that forms the bungalow subfloor. Upon the concrete floor is dwarf brick walls upon which wooden floor joists are situated, again there is no evidence of damp proof course. Hence, when we have removed some of the wooden floor boards, some of the floor joists have broken and others are showing significant signs of wet rot.

There is no internal fire retardant. It would be very difficult to stop total destruction of the premises if it was to catch fire as there are no fire barriers and the use of unprotected wood.

The report consists of evidence in the form of pictures to prove our claim.

The front elevation (South east) is not clad in timber in the same way.

The bitumen tar felt is fixed to the previous timber frame and then some form of fibre board of approximately 20mm is fixed and then 100mm concrete blocks for the outside wall. Again, plaster board is fitted to the internal walls. To the rear of the property is a single common brick extension.

We have made enquiries about obtaining a mortgage and this has been refused due to the type of construction and the property requiring major refurbishment which is uneconomical.

We have made enquiries about insuring the property and this has also been refused due to the type of construction.

The property as you can see from the Structural Engineers report has reached a stage where it requires major and uneconomical refurbishment. It is simply not practical to come up to modern damp proofing and insulation standards without being dismantled, repaired and rebuilt. This it uneconomical.

Information and Development plans

Before Redwood Lodge was purchased in June 2020, a member of our construction team contacted the South Holland District planning team prior to purchasing to discuss possible developments plans for the site. It was then confirmed in conversation by a member of staff that due to the building being a timber framed prefabricated property, a replacement dwelling would be looked upon favourable. It was also confirmed that the site does not sit in a flood risk area or a conservation area so that permission for a new dwelling wouldn't be affected by these two factors. The original property is also not a listed building.

This conversation was then repeated when we called for a second time to confirm that our first conversation was indeed correct. As before, a replacement dwelling was said to be acceptable for this site.

With this information being provided by the Council, C A Holmes Construction Ltd intention was to not refurbish the existing property.

Due to the vast quantity of original building fabric that must be replaced in order to make the property habitable. Replacing the existing property would not be economically viable.

C A Holmes Construction Ltd would like for the new dwelling to stay as a bungalow of a slightly larger footprint. We would very much like to align the proposed replacement following the points of the compass. The reason for the is;

The government are pushing very much towards renewable energy and the reduction of the use of fossil fuels. Everyone is going to have to go down this road if we are to prevent a global catastrophe. Fortunately, the United Kingdom seems to be amongst the leaders when it comes to becoming carbon neutral.

To help towards the global recognition of renewable energy, we would like to fit the new property with solar panels for electricity generation and solar panels for water heating. However, for these to work to their optimum we need to have a due south facing roof. By turning the proposed property to follow the compass we have the roof above the bedrooms available for this purpose.

We would like to fit three phase electrical supply for enable charging of electrical vehicles.

None of the above is likely to have any effect on the property opposite the road or the neighbouring property to the left-hand side. We will be happy to discuss the pros and cons of this aspect with planners if required.

The site is currently on the unoccupied list with the Council, a replacement dwelling would ensure this to be taken off the database and show the site once again is occupied.

The new development would comply with Building Regulations and would follow the guidelines for being a sustainable development. The plot size is much larger then any developments plots on sale in the surrounding area. However, the replacement dwelling is still comprising of a suitable sized bungalow for the size of the plot and that the site is large enough to accommodate a larger dwelling without adversely affecting neighbouring amenities above present relationship.

Planning policy

This justification statement supports the re-application of the planning application reference H09-0800-20 following its refusal in November 2020. The reason given by South Holland District planning department for the refusal of this application is as follows;

Policy 22 of South East Lincolnshire Local Plan (SELLP), 2019 aims to ensure that proposals for replacement dwellings outside defined settlement boundaries do not harm the character of the rural landscape of the region.

To achieve that, proposals should fully comply with the following criteria:

1. the residential use of the building to be replaced (the original building) has not been abandoned;

2. the original building is permanent, has not become derelict and is not the result of a temporary permission;

3. the original building is not of architectural or historic merit and is not capable of repair;

4. the replacement building is of a high standard in terms of architectural detailing and materials of construction;

5. the replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and

6. the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.

After assessing the proposals against the criteria above, it is concluded that the proposed development would not accord with criteria 3, 5 and 6.

No evidence has been provided to demonstrate that the existing bungalow is not capable of repair. In addition to that, whilst the replacement building would be positioned on a similar footprint to the original building, the new bungalow would no longer face south- east and no evidence of the benefits of the re-orientation has been provided. Last but not least, the proposed

replacement building would be excessively larger than the original building as the floor area of the original dwelling would be exceeded by more than 40%.

No evidence of exceptional quality or innovative features of the intended dwelling has been identified in order to justify such an increase in floor area.

The development clearly fails to comply with Policy 22 of South East Lincolnshire Local Plan (SELLP), 2019. It is acceptable on the grounds of residential amenity, car parking provision, highways safety and flood risk. However, the adverse impacts of granting permission for the development as submitted would significantly and demonstrably outweigh the benefits. The replacement dwelling itself has not been justified and the re-orientation and larger footprint of the new dwelling would harm the rural character of the wider area.

Justification

Following the refusal of the previous planning application we hope we have now provided sufficient evidence demonstrating it would not be economically viable to amend/replace materials to the existing bungalow.

The existing dwelling is located on brownfield land due to its permanent residence position. Replacing a dwelling on such land should not be considered as open countryside as this is within a village of Dog Drove North and within a 30MPH speed limit.

Surely a timer framed prefabricated dwelling showing considerable signs of being at the end of its useful material life would harm the rural character of the wider area against a replacement dwelling meeting the latest eco standards, better aligned to make the best use of solar must be of greater value to all parties. Due to it being a bungalow it will have minimal impact if any on neighbours and make a warm, secure, efficient home.



































