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ARCHITECTURAL PLANNING AND DESIGN

Our Ref ARA/LA: RDS11227
09 June 2017

South Holland District Council
Council Offices
Priory Road,
Spalding
PE11 2XE

Dear Sir/Madam

Ref: Demolition of existing house, outbuilding and garage and the erection of a replacement dwelling and detached garage

Please find attached a full planning application with regards to the demolition of the existing property, outbuildings and garage on this site and an erection of a replacement dwelling and detached garage, following pre-application discussions.

You will see from the attached structural engineers report, that the building has suffered years of decay and is now beyond economic repair. It is our proposal to construct a new property in a traditional form. The attached drawings RDS11227/01, 02, 03, 04, 05 and 06 show the areas of the existing property which are safe to survey including elevations. The existing property has a floor area of 295m² plus an additional 16m² of space we could not survey leading to a floor area of 311m² plus the garaging and external space of 119m². We have looked at your policy HS17 Replacement Dwellings in the Open Countryside and we confirm.

1. The property is still has the appearance of a property.
2. The property is not a temporary structure.
3. The Building would have lawfully been a property.
4. Although the building is of architectural interest its restoration is not possible due to cost elements and the structural decay.
5. The replacement property as shown on drawing RDS11227/07E, 08E, 10D, 11B and OS Plan RDS11227/12 will have a floor area of 353m². Which is less than an increase of 20% allowed on point 5 of your policy.

6. The replacement property is proposed on a similar footprint to the existing, however it is being moved slightly further away from the existing trees to improve the amenities of the new property and as not to affect the root protection areas of the adjoining large trees.
7. The design of the property reflects the design of the traditional vernacular architecture in the area and in terms of scale and size and would not be out of keeping with the original proposal.

We did not receive any additional comments from Julie-Anne Middleditch or Diane Fairchild-Fenton following our e-mails direct to them as requested.

We look forward to receiving your response in due course however in the meantime if you should have any queries, please do not hesitate to contact us.

Yours faithfully

Andrew Allison

Andrew R Allison MCIAT ACIOB MFB

Encs.