Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

30 July 2018

SD17-038/BG/LDG

South Holland District Council
Planning Department

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Dear Sir

RE: PROPOSED CONVERSION OF BARN TO DWELLING ADJACENT ROSEMEAD, STOTON'S GATE, HOLBEACH ST JOHNS FOR THE EXECUTORS OF THE LATE DANIEL BAILEY

Planning Permission Application

Items attached:

1) Completed Planning Application.
2) Drawing No SD17-038/1, SD17-038/2, SD17-038/3, SD17-038/4 and SD17-038/5.
3) OS map.
4) Flood Risk Assessment.
5) Payment in the sum of £462.00 made direct by our client's solicitor.

Discussions have taken place with Jon Sharpe of Lincolnshire County Council Highways, but he is not supportive of the proposal, see copy email from Jon Sharpe dated 6 March 2018.

However, Stoton's Gate is, I believe, a public road and it already serves an existing house adjacent the proposal called Rosemead, so to use Stoton's Gate for one more residential property does not seem unreasonable. To overcome the Highways concerns of Stoton's Gate unsurfaced with many areas in standing water, it is proposed to level, regrade, and surface Stoton's Gate from the site in question to Joys Bank suitable for residential use and thereafter maintained.

A Structural Survey and Protected species Survey are being prepared for this site and will be forwarded when to hand.

Yours faithfully

Brian Gilham