PLANNING STATEMENT
ERECTION OF DETACHED DOUBLE GARAGE
91 Battlefields lane South, Holbeach
PE12 7PG
PREPARED FOR: South Holland District Council
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1.1 Introduction

This statement has been prepared in support of a householder planning application for the construction of a detached double garage at 91 Battlefields Lane South, Holbeach. Pre-application advice was sought from a member of your department a few months ago and the principle of the construction was seen as acceptable, however, nothing was requested in writing.

The existing property and surrounding area, are of no specific architectural merit and the proposals have been designed to be entirely in keeping with the character of their setting.

1.2 THE PROPOSAL

Full planning permission is sought for the erection of a detached double garage.

Full design details of the scheme can be found in the supporting documentation supplied by Mauro Andreini. However, at this stage the following points are considered worthy of mention:

a. The proposed works would be entirely compatible with the character of the existing dwelling house and would feature a pitched roof design and external materials to match the existing.

b. The proposed garage would provide space for vehicular parking at the front end and for personal cinematographic equipment at the rear of the unit.

c. The proposed building aims to ensure not to have an adverse impact on neighbouring living conditions and it has been discussed with the immediate neighbourhood.

1.3 The statement should be read in conjunction with the following drawings and reports:

Location Plan

Existing Block Plan

Proposed Block Plan

Proposed Garage Plans & Elevations

Photographic Images of the site.

1.4 Conclusion

As can be seen from the attached images, the rear of the property has been left in moderately serious disrepair by the previous owners and we are aiming to remove all condemned sheds and small outbuilding to make room for a flourishing loan after the erection of the new garage.

For the reasons set out above it is clear that the scheme would result in a sustainable form of development that would sufficiently respect the character of the area and neighbouring living conditions.