An application to determine if prior approval is required for a proposed:

Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class O

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	3
Suffix	
Property name	Four Winds
Address line 1	Tydd Low Road
Address line 2	Long Sutton
Address line 3	
Town/city	Spalding
Postcode	PE12 9AR

Description of site location must be completed if postcode is not known:

Easting (x)	542883
Northing (y)	320743

Description

Farm with associated Farmhouse and outbuildings.

2. Applicant Details

Title	
First name	
Surname	Mr and Mrs Jeffs
Company name	
Address line 1	c/o Robert Doughty Consultancy Ltd
Address line 2	32 High Street
Address line 3	Helpringham

2. Applicant Details

Town/city	Sleaford
Country	
Postcode	NG34 0RA

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Lewis
Surname	Smith
Company name	Robert Doughty Consultancy Limited
Address line 1	32 High Street
Address line 2	Helpringham
Address line 3	Sleaford
Town/city	Lincolnshire
Country	
Postcode	NG34 0RA
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the building in use on 29 May 2013 (or when last in use before that date) as an Office (Use Class B1(a))? (•) Yes ( ) No

Is any part of the land, site or building:
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building)

( ) Yes (•) No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Change of use from office to residential dwelling

5. Description of Proposed Works, Impacts and Risks

What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.	1

Please provide details of any transport and highways impacts and how these will be mitigated:

Reduction in daily vehicle movements.

Please provide details of any contamination risks and how these will be mitigated:

N/A

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Flood Risk Assessment enclosed to support the Application.

Please provide details of the impacts of noise from commercial premises on the intended occupiers of the development and how this will be mitigated.
Note that 'commercial premises' means any premises normally used for the purpose of any commercial or industrial undertaking which existed on the date of this application including any licensed premises or any other place of public entertainment.

N/A

6. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	15/12/2020