

AJO//A1062

11th June 2018

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sirs

**Proposed residential development adjacent 33 Knight Street,
Pinchbeck, Spalding for Monograms Rentals Limited.**

We herewith submit our application for Full Planning Approval for the above scheme comprising the following:

1. Completed application form together with ownership certificate.
2. Drawings numbered A1062-01A, 03A, 11A, 12A and 13.
3. Design and Access Statement.
4. Flood Risk Assessment.
5. Appendix 1 - Car parking survey
6. Appendix 2 - LCC Highways correspondence.
7. Appendix 3 - W&D IBD correspondence.
8. Appendix 4 - Anglian Water asset plan.

The following documents will follow separately:

9. Planning application fee in the sum of £462 to South Holland District Council.

We would further clarify a small number of items as follows:

Trees

There are two large trees just outside of the north boundary of the site; these are numbered T1 (mature silver birch) and T2 (mature silver birch). The owner of these trees is Mr. M. Bowser (private residential property) who also has an interest in Monograms Rentals Limited (the applicant). The site to the north is not indicated in blue since it remains in private ownership, i.e. not Monograms Rentals Ltd. Mr. M. Bowser has previously secured permission to remove T2 and intends to significantly prune T1 but that permission has now lapsed and so he is now seeking to renew to enable implementation.

Demolition

In addition to demolishing the garage block on the site the applicant also intends to demolish the decaying frontage boundary wall that stands between numbers 31/33 and 27/29 and the north edge of Knight Street. The wall is in a poor state of repair and offers no architectural or historic value. These demolition works are included within this application. The demolition of the wall in front of units 31/33 will enable improved parking for those two flats.

Extension of plot to north

As previously stated Mr. M. Bowser owns the residential property immediately to the north of the proposed development site and agreement

Continued...



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has been reached between Mr. Bowser and Monograms Rentals Ltd for the sale of a parcel of land which will allow extension of the proposed site by a significant meterage. This provides a greater plot area for the proposed development site which will result in increased private amenity space for the new residents. This agreement has been reached to overcome the issue of cramped development that was originally cited as a reason for refusal. Notice has, consequently, been served on Mr. Bowser as current part owner of the proposed development site.

We hope that you will find this application complete and satisfactory however should you have any queries please do not hesitate to contact us.

Yours faithfully



Andrew Oglesby BA (Hons) Dip. Arch. ARB. RIBA
For and on behalf of Oglesby & Limb Limited

Enc

cc. Mr M Bowser
Mr J Bowser