

Reference SD19-029 SS A

SUPPORTING STATEMENT

**PROPOSED BUNGALOW AT KINGFISHER,
SMALL DROVE,
WEST PINCHBECK**

FOR MR S FRANKS

Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincolnshire
PE12 7AP

Tel: 01406 424343
Fax: 01406 490702
Email: info@status-design.co.uk
Website: www.status-design.co.uk

This proposal relates to a previous Planning Permission ref – H14-0257-11 which was granted on 8.7.11.

The Site is owned by Mr Shaun Franks.

It was initially intended by Mr S Franks to build a replacement house on this site with the assistance of his good friend Mr Stuart Healands to project manage the project with a hands on approach as he was a carpenter and would therefore do all the carpentry work and general building assistance.

However difficult circumstances arose that meant the original Planning Permission was not implemented and therefore expired.

An explanation of these difficult circumstances are explained in an email from Shaun Franks dated 2.8.19 and headed Chain of Events (copy attached)

Shaun Franks is now in a better position to proceed with this proposal and therefore a new Outline Planning Application is applied for here.

However as mentioned in the email from Shaun Franks dated 2.8.19 he mistakenly demolished the existing building on site due to safety concerns.

Whilst the dwelling on site is no longer there, it was removed solely on safety grounds. Mr S Franks was not aware of the likely implications of demolishing the existing building and did so only because of the dangerous state of the building and was only therefore considering the safety of others at that time. The Planning Permission then expired without further work on site due to Mr S. Franks suffering further health problems leading to the loss of work and income to be able to proceed with the project.

Clearly Planning Permission was originally granted as a Proposed Replacement Dwelling. Whilst it is appreciated that the original building on site no longer exists due to reasons mentioned earlier, it is considered Planning Permission should be granted for the following reasons:

- 1) There has been a dwelling on this site up until 2014.
- 2) There was Planning Permission on this site under ref: H14-0257-11 dated 8 July 2011.
- 3) The reason there is no evidence on site of the original building is due to the fact that it had no foundations.
- 4) Due to my clients circumstances mentioned in this document, the site was left unused since the demolition of the existing bungalow. The site is now an eyesore and is not in keeping with its rural location (see attached photographs). The site therefore is presently detrimental to the local area and its immediate neighbours.
- 5) The site is within a residential area with a number of existing properties along Small Drove. Surrounding the site is an existing house directly to the North, an existing bungalow directly opposite to the East and an existing bungalow nearby to the South. It is considered therefore that this site could be classed as infilling.

Conclusion

Unfortunate circumstances have left this site in an abandoned unsightly state. It is considered that it would be an improvement for the local area if it could be developed as a bungalow. It is within an existing residential area being an infilling plot. Also, it previously had Planning Permission for a bungalow under ref: H14-0257-11. For this reason it is considered Planning Permission should be granted for this site.

Small Drove Lane - Google Maps

Page 1 of 1

Google maps

Address Small Drove Lane









