AJO/A1642

27th July 2023

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

Dear Sir or Madam,

Proposed demolition of detached residential dwelling and outbuildings and construction of new detached dwelling with detached garage at The Ferns, Beck Bank, Quadring, PE11 4QY.

Please find enclosed our 'Application for Outline Planning Permission with All Matters Reserved' for the above proposed development. The application comprises the following:

1. Completed application form.
2. Architectural drawings:
   - A1642-01 rev P1 - Site Location & Block Plan as existing
   - A1642-02 rev P1 - Site Location & Block Plan as proposed
   - A1642-03 rev P1 - Site photo sheet
3. Site-specific Flood Risk Assessment

Regarding section 14 of the application form, we have indicated that the proposed use of 'residential' is a use that would be particularly vulnerable to the presence of contamination. The site is however already in residential use and as such there is no difference in vulnerability between existing and proposed.

Regarding the floor area of the dwelling, the existing is estimated to be 165m2. We would confirm that the gross internal floor area of the proposed is shown as 224m2 to align with the maximum increase of 40% set out under Policy 22 point 6 of the South East Lincolnshire Local Plan 2011-2036 concerning Replacement Dwellings in the Countryside which we anticipate will be the relevant Policy in this case. The new dwelling will be two storey to allow bedroom accommodation to be at upper level (due to the site being in flood zone 3).

We understand that the fee for this application is £462 based upon this being a single dwelling application. Contact will be made shortly to pay this fee.

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

Oglesby & Limb Limited
Enc
CC. C. Longstaff – R. Longstaff & Co LLP
A. Howatt – Chattertons Legal Services Ltd.

Oglesby & Limb Ltd

Chartered Architect

Suite 1 Market Chambers
12 Market Place
Spalding
Lincs PE11 1SL

Telephone: 01775 761196

E-mail: design@o-l-ltd.co.uk

Website: www.o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

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