REF:RJL.1

BUNGALOW & GARAGE
ADJACENT TO DOLPHIN HOUSE
HORSESHOE ROAD
SPALDING
LINCS.

The application is a re-application after refusal on H16/1216/95 dated 16 February 1996.

Mr & Mrs Lee have lived in the Spalding area all their lives and at the nursery at Dolphin House, Horseshoe Road for over 40 years, Mr Lee building up his business, which has become his life.

Last year Mrs Lee had a serious stroke which has left her with movement problems to her right side, the stroke also appears to have brought on diabetes. Dolphin House is a large property and she is finding it very difficult to cope with the house, and the stress of trying to keep it clean and tidy does not help her blood pressure problems, and since her stroke she has had difficulty negotiating stairs.

Mr Lee is reluctant to leave his premises, over the last few years some of the buildings have become dilapidated due to his lack of stamina.

The application is to erect a purpose designed bungalow, adjacent to Dolphin House on the site of the dilapidated buildings. Dolphin House is to be occupied by Mr & Mrs Lee's daughter and son in law who intends assisting Mr Lee with his horticultural business.

The building of a bungalow on the site, as shown, would be an ideal solution for Mr & Mrs Lee, it would enable Mr Lee to continue his business, with the help of his daughter and son in law and enable him to continue his links with the horticultural world. (FUNCTIONAL TEST - PPG.7 (ANNEX E.)).

It is appreciated that the proposed bungalow is outside the development boundary for Spalding but the application is to be considered in connection with agriculture for Mr & Mrs Lee who have spent the majority of their working lives at the Dolphin House Nursery.

The proposed bungalow which is to be constructed on the site of dilapidated buildings is between Dolphin House and an extensive range of glasshouses. Mature trees, hedges and bushes enclose the site alongside Horseshoe Road and the East, South and West boundaries of the nursery are defined by mature hedges and trees. The bungalow will not encroach onto land currently being used for agriculture and therefore valuable arable land will not be lost, the proposal will not encroach into the open countryside.