



Date: 27/4/23
Ref: J175-PDA-revA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
H.M.O. AT 106 HALMER GATE
SPALDING Lincs

FOR
MRS F T MIR JAVADI

Introduction and the site: -

The client lived for several years in this property before moving, but retaining the property to rent out. The client was somewhat let down by the development of Glenholme Halmer Court where at least 7 individual upstairs residents' private rooms plus a balcony overlook directly into the rear garden of 106 (please see photos at end). This means that the selling of this property is very difficult unless heavily discounted and this is not financially viable.

The client therefore rents the property out to 4 people at present and that's been fine, but in the price increase world we presently live in again finances to continue along this route is very stretched. There is also a need for cheaper accommodation.

These simple alterations to this property which will totally be reversible will offer a financially viable alternative for the client while offering good quality affordable accommodation for many people who need it in these more challenging times.

In response to the comments about disturbance and bad behavior in the first application, these are scaremongering and talking points to generate fear where there is none. At present there are already 4 people who live here and there have been no reports of bad behavior. This is testament to the clients vetting of people who rent rooms from her. It would serve her no purpose to have people treat her former home disrespectfully or create issues with other people or house owners in this suburban area. It is therefore going to be no different just because the number of residents increases. She has house rules and residents will abide as they currently do.

We have increased the parking on the front to 5 car parking spaces. There could be 9 residents with 2 lots being couples with one car between. We would also suggest not all residents will own cars and therefore 5 spaces would very likely be sufficient. This could be vetted by the owner only letting if there is availability at the time of a car parking space.

Waste is to be stored down the side at the front in 2 large sealed containers one for general waste and the other for recycling. Only sealed bags are to be placed inside. This area will be hidden by a new 1.8m high timber fence and gate that comes from the corner of the house. It will be the manager/owner's responsibility to place the sealed bags from the storage units on the roadside just prior to collection thus not having unsightly bags left out for several hours.

Flood Risk: -

The levels of the floors remain as they are at present and therefore the risk is the same as it is presently. Obviously there will be refuge on the first floor in dire circumstances. The client will ensure residents sign up for the government flood warning system. This information will also be kept in an information folder in a communal area in the property.

Regards

Julian Warrick



VIEWS TO GLENHOLME HALMER COURT FROM REAR YARD. THE FIRST FLOOR WINDOWS AND BALCONY SEEN IN THE PHOTOS LOOK DIRECTLY INTO THE REAR YARD OF 106 HALMER GATE