STATEMENT TO ACCOMPANY MODIFICATION OF CONDITIONS FOR WORKS AT 62 PINCHBECK ROAD, SPALDING FOR MR AND MRS S AUSTIN.
2-6-2025

IN 2015 THE APPLICANTS OBTAINED PLANNING PERMISSION REF H16-1064-15 FOR FOUR ITEMS OF WORK

a INTERNAL ALTERATIONS
b BOUNDARY WALL
c ADDITIONAL DRIVE AREA
d CAR PORT

ITEMS a, b AND c WERE CARRIED OUT AT WHICH TIME THE APPLICANTS DECIDED THAT THEY REQUIRE AN EXTENSION ON THE REAR OF THEIR HOME TO ACCOMODATE AN OPEN PLAN KITCHEN/DINING AREA. IN 2019 PLANNING PERMISSION FOR THIS EXTENSION WAS OBTAINED REF H16-0460-19, AS A RESULT THE CONSTRUCTION OF THE CAR PORT WAS PUT ON HOLD.
THIS EXTENSION WAS SUBSEQUENTLY BUILT AND THE APPLICANTS THEN LOOKED TO BUILD THE CAR PORT BUT NOW CONSIDER THE APPROVED STRUCTURE TOO LARGE AND NO LONGER LIKE THE DESIGN HENCE THIS APPLICATION.
THIS NEW DESIGN OF CAR PORT WILL HAVE LESS OF AN IMPACT AS

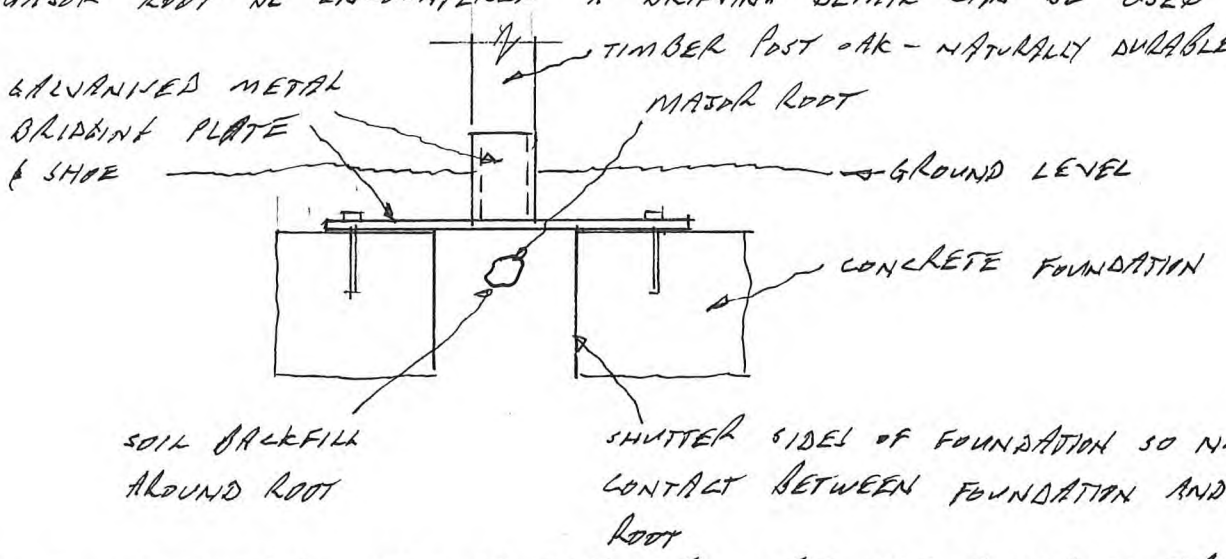
e THE 2015 SCHEME COVERED AN AREA OF 54.5 m^2 WHEREAS THE NEW SCHEME COVERS 28.1 m^2
f THIS NEW SCHEME DOES NOT PROTRUDE IN FRONT OF THE HOST DWELLING AS THE 2015 SCHEME DID
g THIS NEW SCHEME WILL RESULT IN LESS GROUND DISTURBANCE FOR FOUNDATIONS AS THE SCHEME IS SMALLER AND SIMPLY SUPPORTED IE POSTS AT EACH CORNER AND NOT CANTILEVERED AS 2015 SCHEME
h DUE TO ITS SIZE THE 2015 SCHEME REQUIRED DRAINS TO REDISTRIBUTE STORM WATER AT 6 METRE CENTRES WHERES THE NEW SCHEME BEING 5.3 x 5.3 METRES OVERALL WILL NEGATE THE NEED FOR THIS

ITEM g AND h ARE IMPORTANT AS THERE WILL BE LESS IMPACT ON THE TREES ON THE NEIGHBOURING PROPERTY TO THE SOUTH WHICH ARE SUBJECT TO TREE PRESERVATION ORDERS.

i THE NEW DESIGN UTILISES OAK TIMBER STRUCTURE AND NATURAL SLATES SO WILL BETTER COMPLEMENT THE HOST DWELLING

PRIOR TO SUBMITTING THIS APPLICATION THE REVISED SCHEME WAS FOWARDED TO DIANE FAIRCHILD FENTON (TREE AND NATURE CONSERVATION OFFICER) AND TO GREGORY WATKINSON (CONSERVATION OFFICER)

RE COMMENT BY DIANE ON FOUNDATIONS AND MAJOR TREE ROOTS, SHOULD A MAJOR ROOT BE ENCOUNTERED A BRIDGING DETAIL CAN BE USED



DUE TO THE SMALL SIZE OF THE STRUCTURE THE FOUNDATION FOR EACH POST WILL BE SMALL APPROX 600 mm x 600 mm AND WILL THEREFORE BE HAND DUG.