

AJO//A1559

16th June 2021

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

Dear Sirs

Proposed Change of Use of residential annex to separate private residential dwelling at Mercia Lodge, 65 Pinchbeck Road, Spalding, PE11 1QF for Mr. David Pite

We herewith submit our application for Full Planning Approval for the above proposed Change of Use. The proposals require Change of Use from a residential annex associated with Mercia Lodge to a separate independent dwelling. The proposals also include some minor changes to boundary treatments. The application comprises the following:

1. Completed application form including Certificate of Ownership and Agricultural Holdings.
2. Drawing A1559-01 - Site location / block plan as existing.
3. Drawing A1559-10 - Site location / block plan as proposed.
7. Design and Access Statement including an HIA, FRA etc.
8. SHDC Planning application check list.

The planning application is for change of use and in this respect we refer to row 7 of your application fee sheet dated 19th August 2019 which advises that the fee is £462. Payment of this will be made separately.

With regard to flood risk, we acknowledge that this site is in zone 3 as defined by the Environment Agency's Flood Risk Maps, however this is an existing building which is already in use for residential purposes and consequently there is no practical way in which the floor level can be raised. Therefore, the proposal represents no higher risk of vulnerability than was previously the case. This being the case, no further floor risk assessment information is considered relevant.

With regard to trees on and adjacent the site, whilst these do exist, there is no proposal to remove or impact upon them. For this reason no tree assessment is provided.

This application comes in response to contact having been made with the applicant by Kate Bellamy of SHDC advising that from a planning perspective the annex cannot be sold off independently of Mercia Lodge. The annex has been in use as a separate dwelling for many years and has its own separate building services supplies so this application seeks Change of Use to regularize the situation and allow the separate sale of Mercia Lodge. We would confirm that Mercia Lodge has not been sold as yet and remains in the same ownership as the annex.

Continued



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Director
A.J. Oglesby RIBA

Associate
C.L. Silvester MCAT

Company Reg. No. 4419410

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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

Andrew Oglesby BA (Hons) Dip. Arch RIBA
For and on behalf of Oglesby & Limb Limited

Enc

cc. Mr. David Pite



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