

Your Ref: PP:15022882
Our Ref: 1623-3 LMS SB

20 July 2026

Chief Planning Officer
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Dear Sir

MISS VERONICA FROHOCK

ERECTION OF 4 NO. DWELLINGS AND CHANGE OF USE OF EXISTING PACKHOUSE TO A SINGLE DWELLING TO REPLACE FIVE DWELLINGS APPROVED UNDER CLASS Q (H16-0836-24), THE HOLLIES FARMYARD, PILMORE LANE, FULNEY, SPALDING, PE12 6EG

Please find attached a full planning application for a proposed betterment scheme to replace 4 dwellings and the change of use of an existing packhouse to form one dwelling (five dwellings in total) to essentially replace an approval under Class Q (LPA ref: H16-0836-24) for the same number of dwellings.

Given the design limitations of Class Q, it is the applicant's intention to seek to replace the two modern buildings on site, erect two pairs of semi-detached dwellings, and convert and extend the more traditional brick building on site to create five dwellings in total.

An earlier planning application (H16-0987-25) was withdrawn following concerns over scale and impact and consequently we carried out a pre-application advice request with the council (HPE-0469-26). The result of the advice request was positive (other than for the proposed detached garage for unit 5, which we have now removed) and we have therefore submitted this revised full planning application.

The two large at-cost agricultural buildings on site were designed to accommodate a simple agricultural use and accordingly, their design, together with the choice of materials, is equally simple. Invariably, the Class Q approval to create four dwellings alters the character of both the buildings and the area. Both buildings have a less-than-ideal relationship with each other and have been erected to make best use of the land available.

The proposed new buildings (Plots 1-4) are positioned roughly on the footprints of the existing two buildings with the northern pair of single storey dwellings rotated slightly north-west to provide a better relationship with the proposed southern pair.

Plots 1 and 2 (the northern pair) are single storey to reflect the scale of the existing bungalow to the north and the proposed design is traditional; with chimneys, cambered brick arches and a palette of materials will be chosen to reflect the predominant use of red brick in the area.

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Plots 3 and 4 (the southern pair in the middle of the site) are similarly located on the footprint of the existing building. Given the proximity of the two-storey dwelling on site (The Hollies), proposed plots 3 and 4 are one and a half storey in height to better reflect the change in scale between the proposed and existing dwellings; incorporating catslide dormer windows and further traditional design features that reflect the rural character of the area.

Having regard to the requirement for increased finished floor levels in response to flood risk, we have essentially 'hidden' the increase in floor levels by showing steps through a brick planter at the front of both sets of dwellings (Plots 1-4).

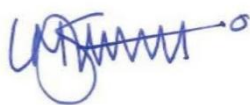
The parking lies to the rear of the dwellings and we have removed the garaging shown on the previous scheme, thereby avoiding built encroachment into the open countryside.

Plot 5 is created through the conversion of the existing packhouse and remains as that proposed as part of the Class Q. The reason for this is to give the overall site a standard three-year timescale for implementation.

Overall, we consider that the traditional design and reduced scale when compared to the earlier design will positively enhance the character of the area and result in a betterment when compared to the Class Q scheme.

We trust you will receive our application favourably and in the meantime, if you require any further information, please do not hesitate to contact us.

Yours faithfully



Lewis M Smith MRTPI