

**Planning Statement for
Retention of a vernacular cottage at:
Birds Drove, Surfleet, Lincolnshire PE11 4BE.**



EXECUTIVE SUMMARY

This application is for a very unique situation and should be ultimately considered purely on its own merit and circumstances, given the history of the site and previous historic planning approval conditions.

The application cottage is a quaint old cottage, very worthy of retention, providing a vernacular style in the immediate setting along Birds Drove, and very purposeful and much needed dwelling towards housing supply also near to Spalding. Of most importance, this cottage was due to have been demolished some 20-30 years ago as part of a planning permission for a replacement dwelling, whilst in fact the dwelling remained in occupation until more recently when the previous owner sadly passed away.

Therefore, with due consideration to the very individual and unusual situation, we seek to retain and refurbish the cottage with a purposeful garden area containing a useful orchard.

BACKGROUND

The application cottage was purchased by the current owner earlier this year.

The purchase of the wider site (incorporating former agricultural buildings, an unfinished new build house, land and this application cottage) came after a lengthy period of time whilst the previous family owners were arranging its sale, due to the sad loss of their father who had lived there whilst building the adjacent dwelling.

The late Mr Kazmarski (former owner) had purchased the property in the 1990's, and received a planning permission in 1992 Ref H17-0500-92 for a replacement dwelling (replacement of the application cottage before you with a larger dwelling-house to the east).

Condition 6 of the permission requested that:

'Before the development hereby permitted is commenced, the existing cottage on the site shall be demolished and rubble cleared from the site'.

Building of the permitted dwelling commenced in 1997, and continued for many years as the then owner was building the property by himself as a self-build. The late Mr Kazmarski remained living in the cottage (which was supposed to have been demolished) for approximately 20 years whilst the slow on-going build continued.

Mr Kazmarski sadly became ill and the building of the new dwelling ceased and got to the stage where it still remains today.

Effectively, the cottage therefore became lawfully used in breach of the demolition condition of the permission, as a dwelling well past the '10 year rule'.

The cottage still remains furnished with clothing and food supplies still within cupboards, the dwelling was not abandoned, but has just been unoccupied due to the circumstances whereby the family that Mr Kazmarski left behind all reside on the southern coast of England, and had no real interest in their fathers 'desired area to live'.

Some photos below show some internal photographs of the cottage to confirm the cottage was occupied until the former owner sadly left.



jars on the shelves & appliances



Groceries in cupboards



Pantry



Dining Room furniture



Lounge

Due to the very peculiar background situation of this property, the family came into issues selling the site. One of the formalities that previously interested parties solicitors pointed out, was that the cottage should have been demolished but never was. In attempts to try and satisfy various other parties, the previous sellers applied to vary the condition 6 relating to the demolition of the cottage 'prior to the commencement', to

the demolition of the cottage 'prior to occupation of the permitted dwelling'. Obviously as the previous condition had already been breached, the variation Ref H17-1188-19 was approved.

Discussions have been held with Richard Fidler and Lisa Davies on the legalities surrounding the retention. The general consensus was that the cottage could be retained, but we feel to appropriately obtain the formal consent, this application should be made.

THE PROPOSAL

The proposal is to retain and renovate the existing cottage, providing a vehicular access at the current access position. The cottage will provide a great characteristic dwelling without impacting on any surroundings, another home towards the much needed supply of housing, on the back of this very unusual situation which should not be compared to 'similar situations' or other 'replacement dwelling' situations in general terms, purely due to the time duration since the development commenced.

In turn, we would propose the modification of condition 6 of planning permission H17-0500-92 and/or condition 2 of H17-1188-19 to align the permissions.

We would propose a condition to be applied to a permission for details of any/all future alterations to the cottage so that the planning department have control of proposals, as we suggest the cottage would greatly benefit from a tasteful & respectful set of sliding sash type windows to replace the ad-hoc selection of windows that have been inserted over the years. We would suggest all proposals should be sympathetic to this rather historic 3 bedroom cottage.

We would also propose under separate application / condition discharge to replace the flat roof over the existing kitchen area with a more appropriate and in-keeping arrangement.

The applicant has ensured that the cottage can be renovated without significant structural modification and has therefore commissioned an independent structural engineer to conduct a report. Shields-Wilson engineers of Spalding have confirmed that the cottage is very worthy of retention and their report is readily available for review should it be required.

GENERAL SITE DESCRIPTION

The cottage is positioned back from Birds Drove behind a dense hedgerow, and this hedgerow frontage continues for the full width of the site owned by the applicant.

There is a footpath crossing over a ditch into the cottage, where there is 5-6m width between the cottage gable wall and the site boundary. (The proposal would seek to position a stand-alone vehicular access appropriately in this position).

To the rear (south) of the cottage is a large area of fruit trees, which would remain within the curtilage of the proposal.

Further west of the cottage is the partially completed dwelling which was to be the 'replacement'. This still requires significant works to complete. Access to this dwelling is to the west.

Further west were the buildings associated with the former nursery/holding here, and they have recently obtained permission for conversion into a 4-bed dwelling under Ref H17-0531-21. It is therefore felt that the dwelling under construction on the site is accepted to be unaffected by this smaller scale neighbouring development, and the cottage can be considered on the same principles.

SITE LOCATION & SURROUNDINGS

The cottage is located approx 1km west of Spalding Road, along Birds Drove. The cottage is well screened and hardly visible behind some dense hedgerow.

We note that there are several other cottage style vernacular dwellings along Birds Drove, and this application cottage adds to the historic quaint collection. Below are just a handful of other cottage examples within a few hundred yards of the application site; some have been renovated to a high and aesthetically pleasing standard.





ACCESS

The existing access to the cottage is by footbridge over a small roadside ditch. The application proposes to increase the width of this crossing to provide a 3m wide culvert crossing sufficient for a motor vehicle to access along the eastern side of the cottage.

It should be noted that an access was previously approved to the west of the cottage into a new garage block associated with the new dwelling, however the new owner would look to modify that with provision of a more 'in-keeping' garage to the new dwelling, and retain the current access to the new dwelling further along Birds Drove.

CONCLUSION

This application seeks to obtain a planning permission to retain a worthy historic cottage, and due to approximately 20 years of its prolonged occupation when it should have been demolished as part of a replacement dwelling permission, the dwelling should now be considered to receive a planning consent to be retained as a single dwelling house.

The historic nature of both the cottage and its background towards its existence over the past 30 years provides reasonable justification for its retention. It will provide a wonderful home for someone once it is renovated and its surroundings tidied up, along with a great amenity garden space and self sufficient orchard to the rear, without any detriment to the environment or surroundings. The property is existing so therefore is arguably very sustainable in its nature.

Appendix - Photos

Rear Elevation of cottage



Side Elevation of cottage from the access footpath



View through from Birds Drove onto cottage over footpath



West Elevation of cottage



View right from cottage access

