

Short Planning Statement For:

Replacement of an existing cottage at: Birds Drove, Surfleet, Lincolnshire PE11 4BE.

SITE LOCATION

This site is currently occupied by an old cottage namely 'Orchard Cottage', located approximately 1km west along Birds Drove from the A152.

HISTORY & PROPOSALS

This cottage is dated albeit not listed or recorded as any kind of historic asset or of historic interest.

The cottage received permission to be retained as a domestic residential dwelling earlier in the year under planning application reference H17-0933-21, as it was occupied and in lawful use although there was an historic planning condition for the cottage to be demolished.

The intention was to retain the existing cottage and undertake renovations and improvements, inclusive of a proposed rear extension to form an open plan kitchen / dining area and further bedroom above.

Following receipt of refurbishment & building quotations, and on further consideration of the poor thermal efficiencies of the cottage fabric, it is the applicant's opinion that the dwelling would be more viable and extremely more energy efficient for any new occupant if it were to be replaced.

The intention would be to respect the 'cottage principle' and re-provide a characteristic and proportionate cottage dwelling on the same site and general position of the existing building.

There is already consent from the IDB to culvert a wider extent at the existing footpath crossing point to achieve a vehicular access, and the intention is to provide a single garage and driveway to the east of the dwelling.

Materials are proposed to be of high quality and appearance, including handmade traditional type bricks, a natural slate roof covering, chimney stacks, cast appearance guttering and downpipes, sliding sash windows and brick detailing throughout.

CONCLUSION

It is hoped that with the enthusiastic and respectful approach of providing a cottage type dwelling in replacement, proposing quality architectural detailing and traditional materials, that the planning department shall positively consider the replacement dwelling considering the sustainable and energy efficiency improvements that will be achieved, as we move towards a carbon zero requirement.