



G R MERCHANT LTD
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Our ref: 3933-21

JUSTIFICATION STATEMENT

CHANGE OF USE TO RESIDENTIAL DWELLING

**102 BRIDGE ROAD
SUTTON BRIDGE
SPALDING
LINCS
PE12 9SA**

This is a reapplication following refusal of H18-1213-21 for change of use from furniture showroom to domestic dwelling, for the benefit of Mr & Mrs Gittins.

Following a telephone conversation with Richard Fidler, the development manager of SHDC he has suggested reapplying for the same permission and enclosing this justification statement explaining what the existing use has been for the building.

Originally the building was used as a cottage just like the existing to the left. It then became a furniture showroom in conjunction with the antiques shop to the right.

Due to the current climate most sales of antique furniture are all done online, meaning there is no further need for the physical showroom over the last year or so. This has also made it apparent due to the Covid pandemic therefore, the building stands empty and unfortunately, if not tuned into its original residential state then the building will be left to deteriorate.

With the Environment Agency and Flood Risk issues unfortunately if this building was met by the criteria will not be used to its full potential as the accommodation on the first floor is not suitable for all habitable living leaving the ground floor to become utility/garaging.

We attach to the rear of this statement the Flood Risk Evacuation Plan submitted with the original application H18-1213-21.

S L Darlow
January 2022

VAT No: 552 6200 69
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FLOOD RISK EVACUATION PLAN

CHANGE OF USE TO RESIDENTIAL DWELLING

**102 BRIDGE ROAD
SUTTON BRIDGE
SPALDING
LINCS
PE12 9SA**

This application is to gain change of use to residential of 102 Bridge Road, Sutton Bridge, PE12 9SA for the benefit of Mr & Mrs Gittins.

The building has been used as a furniture showroom over several years with the building being dressed as a show home displaying different furniture. There doesn't seem to be any change of use from the original dwelling to the showroom. Therefore, this prior approved application will regularise the situation.

As the site is located within Sutton Bridge there could be Flood Risk concerns, therefore all occupiers will sign up to the Emergency Environment Agency Flood Line. All occupiers will sleep at first floor level, this also allows safe refuge in the event of any flooding occurring. If this does occur the front bedroom window shown on drawing 01 and photo below is a fully openable to allow an escape route for all occupiers to be seen and await rescue.



As part of the tenancy agreement the evacuation procedure will be clearly shown and instructions on how to sign up to the Environment Agencies flood warning system.

S L Darlow
November 2021

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