

Date: 1/10/26
Ref:J221-PDA

DEMOLITION OF EXISTING BARN & ERECTION OF ONE DWELLING PLUS GARAGE

at

REAR OF 210 NEW ROAD
SUTTON BRIDGE LINCS PE12 9QE

FOR

S E KING

Introduction and the site: -

This site recently acquired planning permission under reference H18-0452-24 for conversion of an agricultural barn to residential dwelling under prior approval class Q.
This is a betterment scheme to that approval under case law Mansell vs Tonbridge. This precedent has already been used around the country with the following approval within the SHDC district being one of them H23-0717-23.

Amount: -

To be similar in footprint to the existing barns on site. Part of the new footprint will overlap the existing.This ensures a similar volume occupies the space if slightly repositioned. All set within

Use: -

One residential dwelling offering 3 bedrooms and a double garage.

Layout: -

Better explained by the drawings.

Scale: -

Better explained by the drawings.

Appearance: -

To have the appearance of a converted barn see drawings.

Landscaping: -

Better explained by the drawings.

Accessibility: -

You disembark the car onto a hard surface linked to the footpath and with the aid of ramps take you to the higher footpath level. The principle entrance is to be fitted with a suitable threshold that is suitable for wheelchair access.

Sustainable design: -

8kW of solar panels fitted to the roof. 7kW car charger fitted close to the garage.

Regards

Julian Warrick