

Planning Statement

To accompany a full planning application to revise an approved scheme.

H19-0437-18 was approved for the erection of a 5 bed two storey barn style dwelling with integral garage, new vehicle access, fencing, landscaping and stables.

The proposal to revise the scheme to:-

The erection of a 5 bedroom 2 storey barn style dwelling with detached garages, new vehicle access, fencing and landscaping, existing stable to be removed.

The design concept remains the same. The floor plan is extended 3 metres to the east to improve accommodation area. The garages are now detached and placed where the stables are to be removed.

Conditions of the previous approval are included for approval in this application.

ie:-

Landscaping

The bulk of the landscaping planting scheme is existing. Trees and hedging as noted on the plan were planted in 2010 and are flourishing. Proposed planting as noted on the plan. Some of the existing hedging is to be moved on structural engineer's advice to protect structural foundations.

Planting and maintenance of species is noted on the plan, perimeter fencing is noted and suggested shrub planting is indicated, but for the discretion of the future occupant.

Access

The access is detailed and will be installed to Lincolnshire County Council highways specifications and under their supervision. Visibility splays 2.4 x 64 metres are available within the highway verge. No obstruction over 0.6 metre high will be allowed within the splay area.

Foul and Surface Water

Storm water from the building will be discharged under licence to the North Level IDB drain in the foreground. As do all other properties to the north of this site.

Foul Drainage

A package treatment plant "Marsh Ensign" 6 person unit. Discharge authorisation from the Environment Agency is not required in this instance.