J RAINSBURY MRICS (Chartered Surveyor)

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BARLING DEER FARM, BARLINGS DROVE, SPALDING, PE12 0JN

BRIEF

I have been appointed to comment on how the built location of the dwelling constructed at the above, compares with the approved plan.

INFORMATION SUPPLIED

- Approved Block Plan. Drawing Ref: H20/0658/98
- An aerial extract of the site taken from Google maps.

ACTIONS

- A current digital extract of the Ordnance Survey data of the site area was downloaded and loaded into AutoCAD.

- The location of the property as shown on approved drawing H20/0658/98 was transferred into the drawing as an underlay. The PDF under layer was then scaled to match the OS data using fixed points on both the PDF and OS data so that the PDF under layer matched the scale of the OS data. The two layouts were then overlain and adjusted to give a best fit arrangement creating drawings JR-2024-01 & JR-2024-02

- The OS building data was highlighted in blue on the drawings and the building as shown on the approved drawing H20/0658/98 was highlighted in red.

- The aerial image from Google maps was imported into the drawings.

OBSERVATIONS / RESULTS

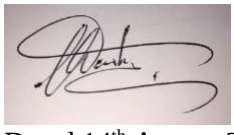
From the drawings produced it can be seen that there is a discrepancy in the location of the building and size of the garden.

The property has been constructed approximately 20m to the North West of the approved plan. The garden on the approved plan measures approximately 0.09 hectares. The garden presently comes to approximately 0.45 hectares.

CONCLUSIONS

The evidence from the information shown on drawings JR-2024-01 & JR-2024-02 is that the property has not been constructed in accordance with the approved plans.

Report provided by J Rainsbury MRICS (Chartered Surveyor)



Dated 14th August 2023