

Your ref: PP-11774778
Our ref: 1529-1 LMS SNL

20 January 2023

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Planning Manager
South Holland District Council
Priory Road
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Dear Sir

**MR AND MRS M GODDARD
APPLICATION FOR DEMOLITION AND REPLACEMENT OF EXISTING DWELLING
INCLUDING CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL
CURTILAGE
LAND SOUTH EAST OF BROAD GATE, WESTON HILLS, SPALDING, PE12 6DQ**

We have submitted an application at the above location, via the Planning Portal (ref PP-11774778).

The application follows positive pre-application advice with the local planning authority on the principle of demolition of the existing dwelling on site.

The existing dwelling on site was most likely a pair of dwellings which have subsequently been converted into a single dwelling and then extended and altered including the introduction of some plastic windows and concrete roof tiles. Very little maintenance has been carried out over the years and the dwelling is now in a very poor state; it offers little in terms of overall physical appearance, modern construction or efficiency.

It is therefore intended to replace the existing property with a modern dwelling which has been designed having regard to the orientation of the site in relation to passive solar gain and the requirements of the applicants.

We have had regard to the requirements of South East Lincolnshire Local Plan Policy 22: Replacement Dwellings in the Countryside and the new dwelling is no larger than 40% of the original. In addition, we can confirm that the original dwelling has not been abandoned, having been occupied until relatively recently. We have confirmed through the pre-application process that the original dwelling is not of architectural or historic merit and is not of a high standard of architectural detailing and materials of construction.

The proposal also includes the change of use of some adjoining agricultural land to be included within a new residential curtilage. The inclusion of the additional agricultural



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land will effectively 'square off' the existing agricultural field to the north, resulting in a character more in keeping with the surrounding field systems.

Similarly, the access has been revised to address the proposed dwelling and centralise its location within the plot.

We have located the replacement dwelling just in front of the existing one in order that an emergence survey for bats can be carried out in the Spring and not hold up the demolition of the existing cottage.

We should therefore be grateful if any condition relating to demolition could be phased such that the trigger is 'prior to first occupation' rather than 'prior to commencement of development' given that the submitted Preliminary Ecological Assessment concludes that there are no technical reasons why the site cannot be developed in the manner set out in the application.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully



Lewis M Smith MRTPI



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