

Planning Department
South Holland District Council
Council Offices, Priory Road
Spalding, Lincolnshire
PE11 2XE

Dear Sir/Madam

Proposed self-build replacement dwelling;
Magpie Cottage, Delgate Bank, Weston Hills, Spalding, Lincolnshire, PE12 6DN

With regard to the above application for a replacement dwelling, we wish to provide some background and rationale. After careful consideration and assessment of the existing dwelling, it has become evident that replacing the property is the most sustainable, viable, and environmentally responsible course of action.

The existing dwelling has been rented for over two decades, but has now been vacant for several months. The dwelling is unfortunately no longer fit for modern habitation without unviable levels of intervention. The building is showing clear signs of structural movement, raising long-term concerns about its fundamental integrity. Furthermore, the property is mostly uninsulated and lacks adequate ventilation, including an absence of trickle vents, which leads to issues with damp, condensation, and extremely poor indoor air quality.

With the tightening of the Minimum Energy Efficiency Standards (MEES) for the private rented sector, the dwelling falls drastically short of the required compliance levels. To retrofit an uninsulated, structurally compromised solid-wall property to meet modern thermal, ventilation, and structural standards would require a level of invasive and costly upgrading that renders the building economically unviable to maintain as a rental property. The applicant/owner wishes to move into their own home, they considered extending and renovating this property, but the costs associated in putting matters right, then forming a layout and size of dwelling they wish to live in, have all proven difficult to justify for the outcome that would be achieved.

By contrast, the proposed replacement dwelling presents a tremendous opportunity to deliver a high-quality, future-proofed family home in a more economically viable way. The proposal for a replacement dwelling will also align with national and local sustainability goals.

The existing property relies on an antiquated oil heating system, upgrading older properties to air source heat pump systems is only effective if major works to improve the thermal performance of the fabric are undertaken. The proposed replacement dwelling has been designed with a fabric-first approach to ensure exceptional thermal efficiency and vastly reducing or eliminating the reliance on fossil fuels. An air source heat pump alongside a comprehensive solar panel array will be installed, combined with highly insulated walls, roof, and modern glazing, drastically reducing the site's carbon footprint and energy consumption.

Attempting to salvage the current structurally compromised and thermally inefficient farmhouse would result in a carbon-intensive retrofit with a severely limited lifespan. The proposed replacement dwelling allows for the creation of a highly sustainable, architecturally appropriate home that contributes positively to the district's environmental targets and housing quality.

We trust that South Holland District Council will recognize the significant environmental and practical benefits of this proposal. We welcome the opportunity to discuss this further if you require any additional information.

Yours faithfully



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