

AJO//A1704

10th July 2024

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

Dear Sirs

Proposed Outbuilding comprising a Gym and Home office at 694 Broadgate, Weston, PE12 6JA for Mr. G. Bowater.

Please find enclosed our Householder Application for Planning Permission for works or extension to a dwelling for the above proposed development.

We have previously sought pre-application advice for the project (your reference PE-00051-24) in response to which we have received letters dated 12th April and 24th May 2024. These have been expanded during conversation directly between the applicant and Oscar Patman. Consequently, we hope that this application will now be considered acceptable. The application comprises the following documents:

A1704-01 rev P1	-	Site location and block plans
A1704-02 rev P1	-	Site block plan showing BNG proposals.
A1704-03 rev P1	-	Plans, sections, elevation and 3d images
A1704-DA rev P1	-	D&A and Heritage Impact Assessment
A1704-BNG rev P1	-	Biodiversity Net Gain Statement
Application form		

Note that the application fee will be paid directly by the applicant. Karen Porter has confirmed that this will be £258 based on a householder application.

Regarding flood risk, the site is within Flood Zone 3 but the site has previous planning approvals which have set a recommended datum for finished floor levels. This was covered under condition 16 of approval H22-0326-16 and required finished floor levels for the nearby barn to be 3.50mAOD. It therefore appears appropriate that the same FFL of 3.50m AOD should be proposed for this building. As such, it is not considered that a separate, flood risk assessment is here required.

We have included a Heritage Impact Assessment because the barns on this same plot are curtilage listed and the new proposal sits within the setting of these buildings. That said, the locating of the proposed building has been arrived at by consciously trying to minimize impact on those other structures.

We hope that you will find this application complete and satisfactory, however should you have any queries please do not hesitate to contact us.
Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd
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