Ref: DSR/GR

GARDEN ROOM, PLAYROOM & STORE
IRBY HOUSE
MILLGATE
WHAPLODE
SPALDING
LINCS
PE12 6RT

FOR

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PLANNING, DESIGN & ACCESS STATEMENT

DSR/GR

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The application is to acquire part retrospective Town & Country Planning Permission to demolish an existing derelict boiler house and store and replace with a garden room, playroom and store which will be for the benefit of the applicant's family, children and grandchildren together with tenants of the adjacent light industrial units and their families.

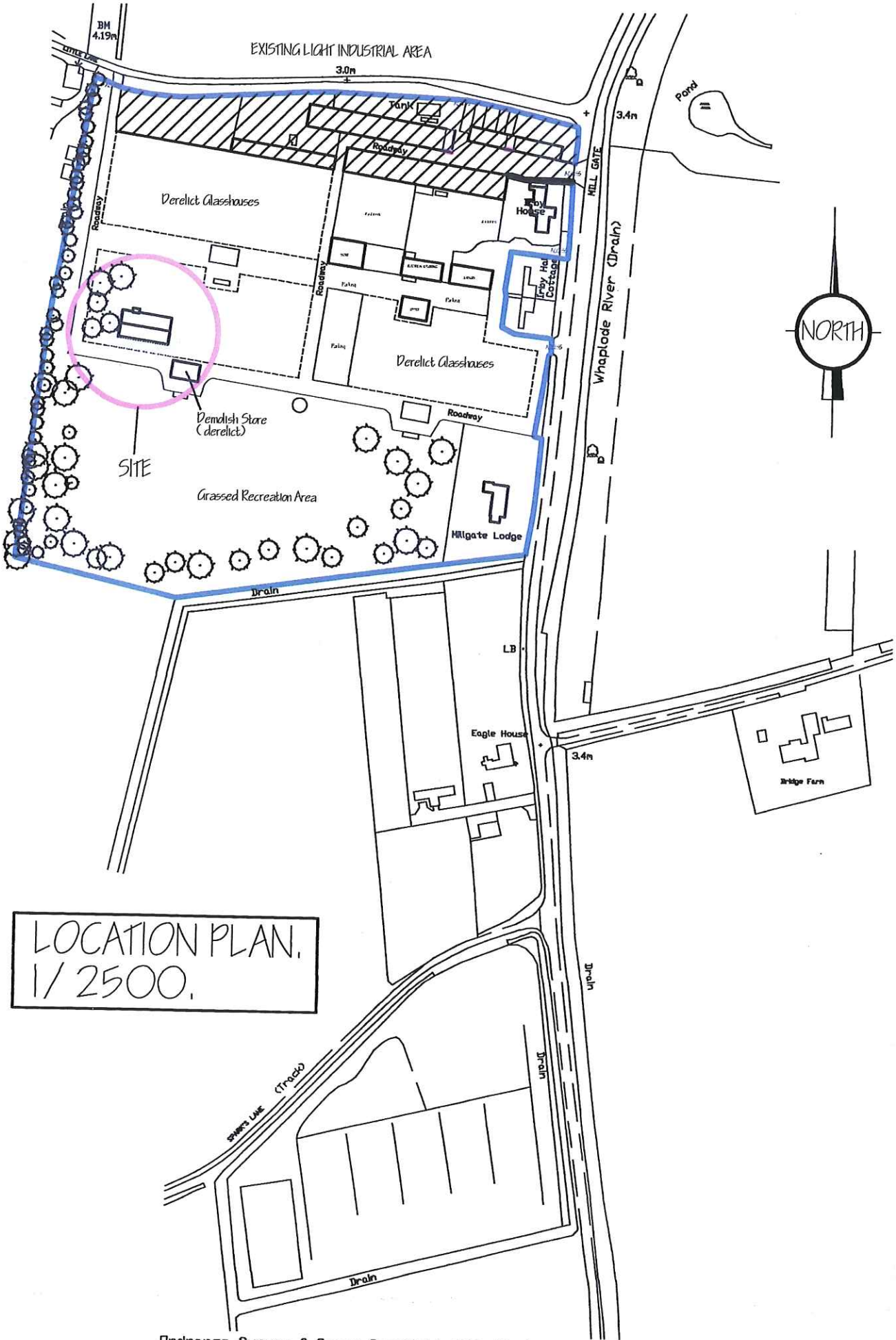
This is a part retrospective application because the applicant thought that due to its remote location and usage for the benefit of his own family and tenants that it would be deemed as Permitted Development.

Having attempted to study the Permitted Development rights it appears the only contravention is that the replacement building is more than 4 metres high (5.30 metres).

The applicant for several years has attempted to re-develop and regenerate this former derelict horticultural nursery. Extensive landscaping has been carried out and will continue to be done, the proposed building cannot be seen from outside the whole site.

APPLICATION PLANS
DSR-01 – FLOOR PLANS, ELEVATIONS & LOCATION PLAN
DSR-02 – SITE & LOCATION PLAN

PHOTOGRAPHS
PART ELEVATIONS
EXISTING DERELICT STORE TO BE REPLACED.



LOCATION PLAN.
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