

South Holland District Council
Planning & Development Services

Via the Planning Portal

18th April 2025

Dear Sir/Madam,

Re: Prior Approval Application at Further Old Gate, Holbeach

This application is a resubmittal of the **GRANTED** prior notification application reference **H23-0578-22**

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Please find enclosed application for Prior Approval: Change of use - agriculture to dwellinghouse for the agricultural building at Hither Hold Farm, Further Old Gate, Holbeach PE12 8QE.

The building has a modern concrete slab and a load bearing steel frame structure which is suitable for conversion into living accommodation without any significant new structural elements. Works include building operations to the extent reasonably necessary to the building to function as a dwelling.

Highways

The proposal includes a parking/turning area and will utilise an existing vehicular access from Further Old Gate.

Noise

The nearest residential dwelling is Fur Cottage, located approximately 36m to the south. The proposal being residential rather than agricultural would have no noise impacts.

Flood risk

The site is in an area at risk of flooding, therefore a Flood Risk Assessment has been submitted with the application, recommending that floor levels be 300mm above existing ground level and that floor resistant/resilient construction be incorporated. The existing ground level has been surveyed at 2.8m AOD, and accordingly proposed floor levels are 3.1m AOD.

Design

The building as existing has a utilitarian appearance, and the proposal would enhance its appearance. The walls are proposed in corrugated sheet and timber, and the roof in corrugated sheet. Windows and doors are in timber and aluminium. The scheme largely retains the existing agricultural character and appearance of the buildings and maintains the

agricultural aesthetics of the site.

Please refer to the enclosed Information Checklist for a list of supporting documents. Please do not hesitate to get in touch should you require anything further.

Kind regards,

Matthew McKenna