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Janie Howard On Behalf Of Client Mr P Mallett
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4th October 2017

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00742-17 **Case Officer:** David Grant
Location: Sycamores Back Bank Whaplode Drove Spalding
Proposal: Proposed Residential Development

Thank you for your enquiry. The proposal site is located within the defined settlement limits of Shepeau Stow under the Draft South East Lincolnshire Local Plan, and is located in Flood Zone 1. The principle therefore of residential development on this site is agreeable provided an appropriate design is brought forward.

Whilst a single dwelling on this site would be more in keeping with the overall built design and plot size of the surrounding area, if it can be demonstrated that two dwellings can be accommodated without a material impact on occupant / neighbour amenity and parking provision then an application may be supported.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

D Grant

David Grant, Planning Officer

dgrant@sholland.gov.uk