



A R C H I T E C T U R E

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**PLANNING STATEMENT / FLOOD RISK
ASSESSMENT / BNG EXEMPTION STATEMENT**

PROPOSED DWELLING (SELF-BUILD)

AT

RAVENS BANK, WHAPLODE ST
CATHERINE, PE12 6SH

FOR

MR S HAYNES

Job No. SE-1985

August 2025

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Place of Business: Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

1.0 PLANNING STATEMENT

This document supports the full planning application for a proposed 1.5 storey self build dwelling at Ravens Bank, Whaplode St Catherine. The site currently has approval for a single storey dwelling as approved at Outline under planning reference H23-0970-22 and a subsequent Reserved Matters application approved under planning reference H23-0225-24. All conditions which required further applications under the Outline and Reserved Matters approval have been discharged with the exception of condition 13 of the outline approval, which can only be discharged following the completion of the dwelling.

The planning permissions have been implemented on site and the building currently is up to roof truss level, awaiting the determination of this planning application. This application proposes minor changes to the development previously approved under both the Outline and Reserved Matters applications, which includes the following:

- Addition of first floor within the roof space of originally approved building. There is no increase to the footprint or external scale of the building to accommodate the additional floor. This is required to satisfy the requirements of the applicants growing family and needs. The plot is sited between a single storey dwelling to the east and a two storey dwelling to the west, forming a natural increase in building typology along the streetscene from a policy perspective. In reality, the proposal will still maintain the same appearance of a bungalow along the Streetscene as approved under H23-0225-24.
- Addition of rear facing dormer and rooflights to provide light and views for the first floor. The dormers and rooflights are not visible from the Streetscene and wholly face the agricultural field to the south, with no potential for overlooking on the adjacent plots.
- Addition of east facing dormer to serve first floor ensuite. To be obscured glazed and maintained as such in perpetuity, to prevent any potential for overlooking to the adjacent property to the east.
- Internal alterations to hallway to allow installation of staircase to first floor.
- Removal of any reference to “single storey” within the approval description as to allow the development to be implemented.
- Western boundary treatment revised to 1.8m high close boarded fence to form privacy screening due to neighbour removing entirety of hedging / trees along this boundary (vegetation was located entirely within ownership of neighbouring land owner)

It was deemed that the above changes could be suitable under a Variation of Condition planning application however the description for both approvals H23-0970-22 and H23-0225-24 make reference to a “single storey” dwelling. As a VARCON application does not allow changes to the previously approved description, it was deemed the most suitable type of application would be to submit a new Full Planning Application to supersede all previous approvals.

2.0 BIODIVERSITY NET GAIN EXEMPTION STATEMENT

The proposal is for a self-build development which is exempt from Biodiversity Net Gain requirements.

3.0 FLOOD RISK ASSESSMENT

FRA previously approved under outline application H23-0970-22 has been submitted alongside this application. Previously approved recommendations have been installed currently as part of the build and the proposal creates a betterment in terms of flood safety through provision of a first floor refuge.

4.0 ADDITIONAL DOCUMENTATION / INFORMATION

- **Archaeology** – All reports previously submitted to discharge the relevant condition(s) are to be resubmitted alongside this application to prevent the requirement for any future conditions. No changes to the content previously approved.
- **Ecology Report** – No reports submitted as it was deemed unnecessary for any previous applications.
- **Foul Drainage Design & Strategy** – All reports / designs previously submitted to discharge the relevant condition(s) are to be resubmitted alongside this application to prevent the requirement for any future conditions. No changes to the content previously approved.
- **Landscaping** – All previous information submitted to discharge the relevant condition(s) are to be resubmitted alongside this application to prevent the requirement for any future conditions. No changes to the content previously approved.
- **Arboriculturist Survey / Report** - No reports submitted as it was deemed unnecessary for any previous approvals.
- **Design & Access Statement** – Not required by LPA for minor applications.
- **Site Levels** – Existing site levels included on survey drawing SE1300-1 and proposed levels specified on drawing 3234-03 (EXTERNAL LEVELS). No changes to the content previously approved.
- **Materials** - All previous information submitted to discharge the relevant condition(s) are to be resubmitted alongside this application to prevent the requirement for any future conditions. No changes to the content previously approved.
- **CIL** – Not applicable, South Holland LPA have currently not adopted CIL.