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From: n.a.wilding <[REDACTED]>

Sent: 28 July 2020 17:43

To: planning <planning@boston.gov.uk>

Subject: Householder Planning Application Ref. B/20/0270. Extension. 44, Priory Road, Fishtoft, Boston.

Dear Sirs,

With regard to the above planning application please see below the additional information requested.

1). Flood Risk Assessment.

The proposed new conservatory is classified as a minor extension by the Environment Agency.

The finished floor level in the extension is exactly the same level as ground floor finished floor level in the existing house.

The extension does not reduce the flood resilience of the existing house.

The extension does not include any sleeping accommodation.

The extension will not increase the flood risk to neighbouring properties.

In the light of the above details I do not believe the fact the property is in an indicative flood plain should be regarded as a negative factor in the assessment of the planning application.

2). Trimming of existing Weeping Willow.

The existing weeping willow has outgrown its location and my clients have already booked it in for attention prior to any thought of the proposed extension.

The proposed works to the existing tree are not required because of the proposed extension.

It is proposed to pollard the tree, and this work will be carried out regardless of the success or otherwise of this planning application.

The proposed works to the tree will be carried out by a qualified arboriculturist.

I hope the foregoing is sufficient for you to now validate the planning application, and if you have any further queries please get back to me.

Kind regards,

Andrew.

N.Andrew Wilding. Architect.