

Your ref: PP 10077441
Our ref: 1408 2 LMS SNL

10 August 2021

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submitted via email only

Assistant Director: Planning
Boston Borough Council
Municipal Buildings
West Street
Boston
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PE21 8QR

Dear Sir

**ALCHEMY FARMS LTD
DEMOLITION OF AN EXISTING DWELLING, ERECTION OF A REPLACEMENT
TWO STOREY DWELLING AND CONSTRUCTION OF A NEW ACCESS AND DRIVE.
WALNUT TREE FARMHOUSE, TATTERSHALL ROAD, BOSTON, LINCOLNSHIRE.**

We are instructed by Alchemy Farms Ltd to submit a full planning application for a replacement dwelling at the above location.

The existing dwelling is currently unoccupied and due to its location is suffering from repeated acts of vandalism and trespass. Our client has therefore decided to seek permission to replace it with a modern dwelling which in the short term will enable the existing dwelling to be demolished and the site tidied up.

The farmhouse is currently served by an existing farm road which has essentially come to the end of its life and therefore it is also proposed to remove the existing track and access point on to Tattershall Road and reopen an old field access to the west and construct a new drive to the proposal, to include the necessary visibility splays to the west. The existing track and access will be removed and returned to productive agricultural use and a small stand of trees will be planted adjacent to the existing frontage development to the east as shown on the submitted drawings. The removal of the track and access will also mean that agricultural traffic will no longer use this point to access the fields, thereby representing an improvement for the amenity of adjacent residential occupiers. Access to the surrounding fields will be gained from an existing point to the north.

The existing dwelling has not been abandoned and is not derelict but attempts to secure it from forced entry have proved unsuccessful with window boarding being repeatedly removed. The original building has no architectural or historic merit and neither do any






town planning



landscape architecture



architecture

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of the existing ancillary buildings. A Photograph of the existing building can be seen below.



The proposal is for a two-storey dwelling located on the footprint of the existing and is no more than 40% larger than the original. The design of the proposal is a traditional 'T' shape and incorporates contemporary glazing to the front and rear elevations to give an open and airy interior feel. The materials will be red brick with a slate roof or similar but due to current availability and choice of materials on the market it is proposed that the exact details be the subject of an appropriately worded condition.

An existing ancillary building will be retained on site for use as temporary storage during construction of the main house. The existing residential curtilage is relatively poorly defined on the ground and so this application also seeks to define that with a post and rail fence plus native planting to separate it from the agricultural land beyond. As mentioned earlier a new access drive from an existing field access will replace the existing arrangement which will be removed.



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Proposed tree planting will result in a significant net gain in terms of biodiversity. Our client has confirmed that to the best of his knowledge, the buildings to be demolished do not contain any protected species, however, the grant of planning permission does not override the legislation contained in The Wildlife and Countryside Act 1981.

A separate Flood Risk Assessment submitted with the application demonstrates that the proposal is safe from flooding.

We trust that you will consider our application favourably, however, should you require any further information please do not hesitate to contact us.

Yours faithfully

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