

• NEIL • REYNOLDS •

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PLANNING STATEMENT

REPLACEMENT DWELLING, HARLANDS, LONG HEDGES, FISHTOFT

(17th January 2021)

The proposed scheme is to remove the existing house (called Harlands) and replace it with a new house for the current owners.

This full application follows an enquiry for pre-application advice (ref: PENQ/20/0043). The conclusion from the planning department was that the replacement dwelling fell within policy and (subject to detailed design, a flood risk assessment and evidence that the existing house was not structurally sound) would be acceptable.

This application consists of:

- This planning statement
- Drawings ST-433 / 01, 02 and 03 detailing the new house and garage
- A flood risk assessment
- A statement regarding the existing house

The existing house sits on a very large plot next to the J. Harness haulage business. It was built 71 years ago in 1949 for [REDACTED]. [REDACTED]

[REDACTED] It had deteriorated during the last years of their occupancy and then sat empty for two years, during which its condition worsened further. Mr & Mrs Dickinson [REDACTED] moved into the house 1 year ago hoping that it could be refurbished and become their family home. After and talking to local surveyors and builders, this option has proved to be unachievable and hugely expensive.

The only option for them to stay here is to build themselves a new house.

A structural report has been commissioned and forms part of this application.

Any structural issues associated with the existing house, will not cause problems with the proposed new house. Ground conditions will be inspected and new foundations will be designed by a structural engineer to ensure there are no future problems.

The new house will sit behind the existing house. This is so the family can remain there during the construction until the new house is ready for them. The existing house will then be demolished and the front area landscaped and a driveway & parking area formed.

The location of the new house is currently part of the rear garden and is grass & ornamental planting. The garden extends a lot further to the south with an area of mature trees and grass – which will be retained.

The house has been designed to be a good sized family home. It has a traditional style with red brickwork and a flat tile / slate type roof, but allows for modern living with open plan space and links to the sizeable garden space.

There are currently garages & outbuildings on both sides of the existing house. The ones to the west will be retained. The garage building to the east will be removed at the start of the work to allow access to the new house location for construction. A new double garage (in brick & tiles to match the new house) would be built at the end of the works (once the existing house is gone).

There are two main elements that we want to achieve ...

- Create a new house that is worthy of the location
- Provide the family with a home that will last for generations

The site is in flood zone 3, so a flood risk assessment has been carried out and forms part of the planning submission. This concludes that the proposal is acceptable from a flood perspective and an improvement from the existing house. The new house will follow the recommendations set out in the report, including raising the house internal floor level to 300mm above the existing ground level. This can easily be accommodated on the site.

The main planning policy to consider here is policy 22 of the SELLP and we feel that this proposal fits well with this policy.

- The replacement dwelling is of a high quality (much better than the existing) and will use high quality materials
- The replacement dwelling does not sit on the same footprint as the existing, but this is not possible in this case as the family need to live in the existing until the new home is ready. The new house is located as close to the existing footprint as possible – allowing for safe construction.
- The new location will still fit in with the location as many of the existing houses along Long Hedges are set back from the road. The site is large and a really good sized garden will be retained.
- The existing house has a total (gross external) area of 170m². The area of the new house will be 200m² which is about 17% larger. This falls comfortably within the 40% increase suggested as a maximum within the policy

Overall we feel that the new house will improve the site, it won't affect and neighbours and it will provide the family a home that will work for it for many years. We therefore hope that this proposal can be supported and approved.

SITE PHOTOS



The existing house from Long Hedges, looking from the west



The existing house from Long Hedges, looking from the east



The existing house (front)



The existing house (front)



The existing house (rear). The new house would sit in this part of the existing rear garden



The existing garage (east side) from the rear – to be removed



The existing garage & sheds (west side) from the rear – to be retained



View down the existing large garden (with mature trees to the south end)