

DRAWING ISSUE SHEET

R. BOOR DRAUGHTSMAN

26 Fengate
Moulton Chapel
Spalding
Lincolnshire
PE12 0XL

Phone & Fax:
01406 380279

CLIENT *MR & MRS T HARRISON*

SITE ADDRESS

*THE COAL HOUSE
THE SKAYTON
SKAYTON
BOSTON*

TO *BOSTON BOROUGH COUNCIL
PLANNING DEPARTMENT*

JOB NUMBER *3523*

PLEASE FIND ENCLOSED THE FOLLOWING DRAWINGS

DRAWING NUMBER REVISION TITLE NUMBER OF COPIES

*3523- 1- A PLAN AS EXISTING AND PROPOSED 1
 2- A SITE & LOCATION PLAN 1*

DEAR SIRS

*ENCLOSE APPLICATION FOR PROPOSED PORCH AND ALTERATIONS TO
OUTBUILDING AND ADDITIONALLY COMMENT AS FOLLOWS*

*1 THE SIZE AND LOCATION OF THE PROPOSED PORCH WOULD UNDER
NORMAL CIRCUMSTANCES BE PERMITTED DEVELOPMENT UNDER
CLASS 'A' OF PERMITTED DEVELOPMENT FOR HOUSEHOLDERS BUT, AS
THE APPLICANT IS PROPOSING TO CLAD THE WALLS IN TIMBER AND
NOT BRICK AS THE HOST DWELLING THE PROPOSAL CONTRAVENES
CONDITION A3 (a) 'THE MATERIALS USED IN ANY EXTERIOR WORK
SHALL BE OF SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION
OF THE EXTERIOR OF THE EXISTING DWELLINGHOUSE' HENCE THIS
PLANNING APPLICATION*

*UPON CONSULTING WITH THE COUNCIL FOR VALIDATION REQUIREMENTS
I WAS INFORMED THAT THE FOLLOWING MAY BE REQUIRED*

ENCLOSURE

CON'T

THESE DETAILS ISSUED FOR

☐ INFORMATION ☐ CONSTRUCTION ☐ APPROVAL ☒ *PLANNING APPLICATION*

DISTRIBUTION

REMARKS

SIGNED _____ DATE *23-7-2021*

2 ARBORICULTURAL SURVEY

YES THERE ARE TREES ON THE APPLICATION SITE AND ON NEIGHBOURING SITES BUT ONLY ONE OF THESE IS WITHIN 15 METRES OF THE PROPOSED PORCH AND THAT IS TREE T1

THIS TREE IS APPROXIMATELY 12.5 METRES AWAY BUT IS SITED ON THE OPPOSITE SIDE OF THE EXISTING DWELLING TO THE PROPOSED PORCH SO THAT THE DWELLING FORMS A BARRIER BETWEEN THE TREE AND THE PROPOSED PORCH, SO ALTHOUGH THIS TREE IS WITHIN 15 METRES IT WILL NOT BE AFFECTED BY THE PROPOSED PORCH AND VICE VERSA

3 FLOOD RISK ASSESSMENT

a) THE SURVEY FOR THE RECENT HOUSE PURCHASE STATED THE SITE IS NOT AT RISK FROM FLOODING

b) ON AVAILABLE FLOOD MAPS THE SITE IS NOT AT RISK FROM

i) FLOODING FROM RIVERS OR SEA, SEE ATTACHED MAP PAGE 3

ii) FLOODING FROM SURFACE WATERS, SEE ATTACHED MAPS PAGES 4 TO 9

c) THE APPLICATION SITE SITS HIGHER THAN SURROUNDING LAND. THE FINISHED FLOOR LEVEL IS SLIGHTLY HIGHER THAN DAMP PROOF COURSE WHICH IN TURN IS 130-160 mm ABOVE ADJOINING ROADSIDE VERGE OF THE DRAIN

d) THERE WILL BE NO INCREASED FLOOD RISK ELSEWHERE AS STORM WATER WILL DISCHARGE TO RAINWATER BUTT WITH OVERFLOW TO SOAKAWAY

I TRUST YOU FIND THE ENCLOSED ACCEPTABLE BUT SHOULD YOU HAVE ANY QUERIES PLEASE DO NOT HESITATE TO PHONE MYSELF

YOURS FAITHFULLY

R. M. BOOK.