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**ERECTION OF
REPLACEMENT DWELLING AND
ASSOCIATED WORKS
(RETROSPECTIVE)**

PREPARED FOR

**AREIL
Stickney Bungalow
The Poultry Farm
Midville Lane
Stickney
Boston
PE22 8DN**

April 2024

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1. INTRODUCTION

- 1.1 Acorus Rural Property Services Limited (Acorus) has been instructed by AMBER (the Applicant) to assist with the preparation of a planning application seeking planning permission (retrospective) for the erection of a replacement dwelling and associated works on land at Stickney Bungalow, The Poultry Farm, Midville Lane, Stickney, Boston, PE22 8DN.
- 1.2 The Applicant has engaged in conversation with the Enforcement department of East Lindsey District Council and has agreed to submit a full planning application for the replacement residential dwelling.
- 1.3 This report sets out the background and information that is considered relevant to the proposal and should be read in conjunction with the proposals shown on the submitted planning drawings and other supporting documentation.

2. SITE AND PLANNING HISTORY

- 2.1 The holding falls within East Lindsey District Council Planning Authority area and is located on the outskirts of the village of Stickney, less than a mile from the A16, which provides access to the surrounding area. The nearest town is Boston, which is located 9.5 miles to the South.
- 2.2 The property is associated with the adjacent poultry site owned and operated by the Applicant. The dwelling is occupied by the farm manager and their family.
- 2.3 A site check generated from www.magic.gov.uk confirms that there are no statutory authorisations or designations on or in the immediate vicinity of the holding, nor any listed buildings.
- 2.4 There is limited the available planning history, relating to the dwelling contained on the Council's website, however it is understood that the bungalow which was on the site prior to the current structure, was permitted under application reference 2/169/225/76. The Application sought permission 'to erect a new bungalow to replace existing dwelling which is to be demolished at Midville Lane, Stickney'.
- 2.5 It is noted that the planning application was granted with only 1 planning condition, that the development must be begun not later than the expiration of five years beginning with the date of this permission. The permission was granted on 26th February 1976, and it is understood that the permission was fully implemented.

3. THE PROPOSAL

3.1 This application seeks to secure planning permission for a new replacement dwelling on the site. The building has been erected on site and therefore this application seeks retrospective planning permission.

3.2 The dwelling takes the form of a single storey building with 3 bedrooms, as detailed on the submitted planning drawings. The building is of brick construction with a tiled roof. As stated above, the dwelling is occupied by the farm manager employed on the adjacent poultry site.

4. PLANNING POLICY

4.1 At present, there is no national or local planning policy guidance specifically relating to the provision of replacement dwellings. Proposals are therefore assessed against general development management policies within the National Planning Policy Framework (NPPF) and Local Plans (LPs) where relevant.

National Policy

4.2 In December 2023 the revised National Planning Policy Framework (NPPF) was published, with its three overarching objectives illustrated in Paragraph 8:

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support community’s health, social and cultural well-being; and*
- *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.3 The NPPF seeks to contribute to the achievement of sustainable development. To ensure it is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.

Local Policy

4.4 The East Lindsey District Local Plan was adopted on 18th July 2018. The local plan does not contain a specific policy regarding replacement dwellings. Policies refer to good design and protection of the surrounding landscape. Given the nature of this proposal it is deemed that relevant local planning policies are complied with where relevant.

5. JUSTIFICATION

5.1 The previous bungalow was approved in the 1970's and following some issues with the structure, advice had been sought by the applicants from a structural engineer. Following an inspection the property was condemned by the engineer due to major subsidence across the floor and main supporting walls. Following consideration of the options to either replace the dwelling or remedy the issues, the Applicant determined that a new dwelling was appropriate and reasonable as it was uneconomical to remedy the structural issues compared to the costs and benefits to the applicant of erecting a new dwelling.

5.2 The Applicant sought to replace one dwelling with another of a similar style, size and appearance to provide similar accommodation. In this instance, the footprint of the newly constructed dwelling is approximately 108m², which is generally comparable to the previous dwelling which had an estimated footprint of 110m².

5.3 As detailed on the drawings provided, the design of the dwelling has sought to reflect the character and appearance of the previous structure.

5.4 The dwelling proposed is similar to other structures in the area and within the wider rural environment. The materials proposed to be used in the construction are as follows:

- Walls – Brick
- Roof – tiles in a dark grey colour
- Windows/doors – uPVC

- 5.5 The orientation of the proposed dwelling has been rotated 90 degrees and slightly north from its original position on the site, creating a larger amenity area to the south, however retaining access and parking provision to the north.
- 5.6 The proposed scale, design and layout are compatible with the rural character of the area, and given the proposal relates to a replacement dwelling, the proposal will not intensify the use of the site. It is considered that the proposed development will not have any adverse impact on the amenity of other properties in the area.
- 5.7 This proposed replacement dwelling is deemed to meet the criteria set out in current local plan policies, where relevant and therefore should be supported.

6. OTHER PLANNING CONSIDERATIONS

Flooding

- 6.1 The site, in consideration of the available Flood Map for planning, is located within an identified flood risk zone. As such, a separate Flood Risk Assessment has been sought in relation to the site and has been submitted in support of this application.
- 6.2 The flood risk assessment reports the following conclusions:
- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.
 - The development is in Flood Zone 3. The site benefits from defences on the Lincolnshire coastline that provide protection during the 0.5% annual probability (1 in 200 chance each year) event.
 - The land around the site is potentially at risk from overtopping or a breach of the East Fen Catchment Drain, however it is not anticipated that the site would be at risk.
 - The site is not at risk from overtopping or a breach of the coastal defences during the life of the development.
 - The replacement dwelling has been constructed in accordance with Building Regulation standards, it is recommended that the occupier of the dwelling receives Environment Agency flood warnings.
 - The development passes the Sequential Test and Exception Test and is therefore suitable for the location.

6.3 Foul drainage facilities are connected to the existing sewage treatment plant whilst surface water is serviced by soakaways. These facilities will be appropriately maintained to ensure they remain suitable and serviceable for the dwelling.

Access and Amenity

6.4 The unit makes use of the existing vehicular access which serves the dwelling and poultry site. There is a separate area for parking arrangements, as detailed on the plans.

6.5 The provisions in terms of amenity or garden space are also detailed on the planning drawings.

Sustainability

6.6 Regarding sustainability, the proposal relates to a replacement dwelling scheme (retrospective) which has been designed to provide the necessary facilities for the occupants and provides a dwelling which secures good quality construction and material quality, with high levels of insulation.

6.7 The key characteristics of the sustainable design are:

- High levels of insulation
- Double glazed thermally efficient glazing
- Solar Panel provision

7. CONCLUSION

7.1 The previously existing dwelling at The Poultry Farm was in a poor state of repair and following discussions with a structural engineer it was deemed more economical to seek a replacement dwelling on the holding, rather than renovate and stabilize the existing structure.

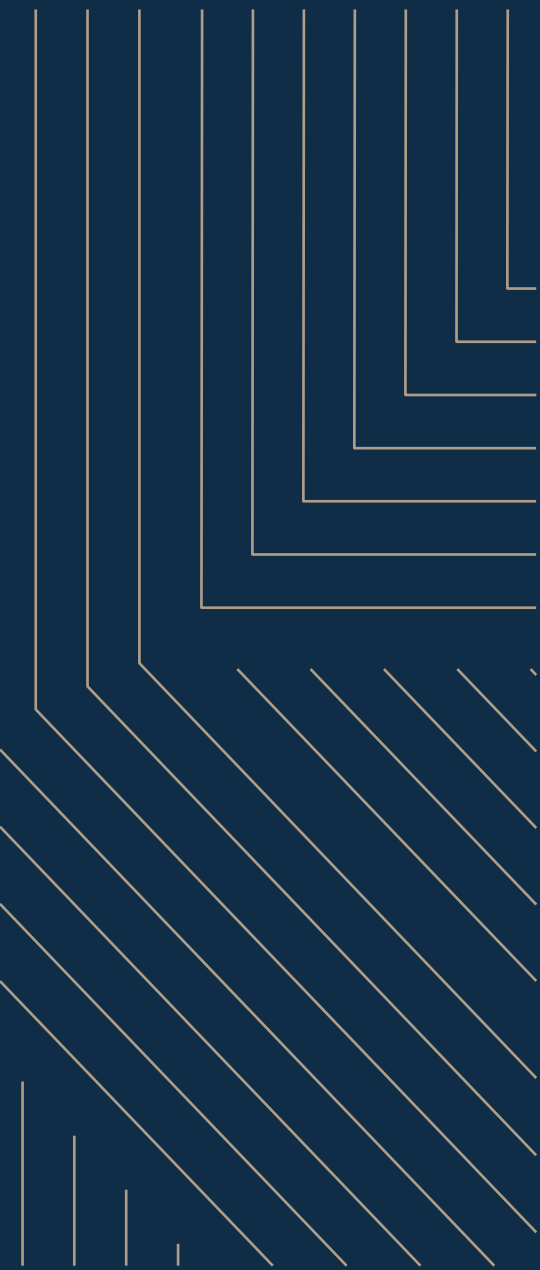
7.2 The proposed development relates to the retention of the replacement structure which has been sited adjacent to the previous dwelling which has since been demolished. The replacement dwelling has been designed and constructed to reflect the style of other properties within the locality and the previous dwelling.

7.3 Whilst the site of the dwelling is slightly different to the previous dwelling, the proposal does not have any significant adverse impact on the local area, residential amenity or flood risk and the entrance to the holding will remain unaffected.

- 7.4 The proposed development seeks to provide a replacement to the previously approved dwelling and therefore should be supported.

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