

## 7 JAMES STREET LINCOLN

The applicant has provided the following additional statement: -

The Coach House itself will be occupied by myself (Mark Jackson) and my wife Wendy. The 2 first floor bedrooms will be set up as bedrooms for our 2 daughters who live and work away (occasionally abroad) for Rolls Royce and who return to our home every five or six weeks or so for 2 or 3 days. The 2 ground floor bedrooms will be used by myself and Wendy as we both prefer ground floor bedrooms now that we are very close to retirement. We have no requirement for a fifth bedroom and although our current house at Bassingham has a fifth bedroom we have never used it as such. The proposed garden room/ studio would serve various purposes for all 4 members of the family; we currently have 2 types of home gym exercise equipment which would be set up inside the proposed building for use by all of us and we have a small freestanding hot tub which we would set up outside of the French doors of the proposed building . Our daughters practice yoga as well as various other forms of exercise and so the shower room facility would be ideally located within the proposed building for showering and changing in privacy after exercise and also for showering and changing before and after bathing in the hot tub which is necessary in order to maintain the chemical balance within the tub . The room would also be used for relaxation and reading as well as water colour painting by one of my daughters and so it is intended that it would serve numerous family-only purposes for all four of us at various times and certainly not as a bedroom or as self- contained accommodation for anyone.

The proposed building would have no effect whatsoever to off road parking as the area of existing driveway would be totally unaffected. The Coach House has very generous existing parking space which can easily accommodate 6 cars on the existing drive and this area of existing drive would not be reduced at all under this current proposal. Several of the houses on James Street have no off- road parking at all. In practice there will only be 1 car when myself and Wendy take occupation and a total of 3 cars if both of our daughters are home at the same time.

I believe that any excavation for drainage and services can be limited in extent and quite shallow in depth. There is an existing water supply pipe terminating in an outside tap which was possibly installed at the same time as the conversion works took place about 20 years ago. This runs from the Coach House across to a position not far from the proposed position of the new shower room. I would suggest that a single trench at about 300mm in depth could be re excavated directly on top of the existing water pipe trench for the installation of a new drain and electric supply cable and the existing water supply pipe can be used to serve the proposed building. A recent archaeological evaluation prepared by Neville Hall Archaeology permitted excavation to 450mm depth within this same plot and Neville Hall has been instructed to liaise with the Local Authority Archaeology department and Historic England specifically with regard to this application.

The Western Elevation drawing shows the proposed Western Elevation of the proposed building and also shows an EXISTING stone wall with an EXISTING arched doorway. This existing stone wall with arched doorway runs alongside James Street and would lie BEHIND the proposed studio. Clearly the drawing has been grossly misinterpreted in

error by the objectors to the application and it seems to have been wrongly assumed (in objection letters) that this proposal is of a larger scale and also includes the construction of a NEW large stone wall with a NEW arched doorway. This is simply not the case. There would not be an increase in population density or traffic as it would not be occupied, sold or let out to others.

I understand that Andrew at Ryland Design has already agreed the flat roof design and all the materials with the Planning and Conservation Officer.

The Studio will not be used as a bedroom or a self-contained dwelling. I would be agreeable to a planning condition being imposed to ensure this and to ensure that this building would not be sold or let as a separate entity

Mr and Mrs M Jackson.