

PLANNING STATEMENT

Project: New Dwelling as Replacement for Existing Barn
At: Land west of Bedford Road, Holwell
Client: PMC Consultants
Project No: 19231

05 December 2025

- 1.1 Planning consent was granted in October 2020 for 'Erection of one 4-bed dwelling following demolition of existing barn (revision of previously approved planning permission 19/01135/FP granted 04.09.2019)' (ref: 20/01742/FP).
- 1.2 This new application seeks to renew the approval.
- 1.3 Planting details have been added to demonstrate compliance with biodiversity net gain requirements. The completed small sites metric is included with the application.
- 1.4 The proposals are identical to the previously approved scheme in all aspects including layout, site plan, external appearance and materials.
- 1.5 The previous approval established that all aspects of the proposals are acceptable; this new application seeks to renew the approval only.

