JC Architectural Consultant

Architecture • Interior • Project Management

Planning Statement

Proposed annex at:

74 Fleet Road,

Holbeach,

Spalding,

PE12 8LD

1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a householder planning application for the erection a new annex building that would serve as ancillary accommodation to 74 Fleet Road, Holbeach, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the annex themselves to serve as ancillary accommodation to the host dwelling for the use of their family members.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0557-25-03 Proposed Annex

2. Proposal

The proposal is for the erection of a one bedroom annex building to the front garden of the host dwelling which will serve as ancillary accommodation for family members of the applicant. The annex has been designed to reflect a coach house which would not be out of place with the style and setting of the host building where a coach house would very much be expected to the front of the property just off the main driveway. The layout will comprise of one bedroom with an en-suite shower room, a kitchen living room and a utility room with a W.C off this. The characteristic form of the building ensures that there is minimal impact on the surrounding setting, the height is in keeping with the style of the building

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and the host property on site. The site generally is large in scale so can easily accommodate the annex without any impact on the views across the area and of the host building.

The annex will allow for family members of the applicant to live independently whilst still being close enough for any help if required, an approach to living which is becoming more and more common. The scale of the building is in keeping with the host dwelling and the site generally and reflects a building that could have easily been in this position since the dwelling itself was constructed. The coach house style ensures that the annex will sit well in the proposed position and not detract from the overall setting of the host dwelling.

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