TAYLOR PLANNING & BUILDING

PLANNING STATEMENT, DESIGN AND ACCESS STATEMENT AND FLOOD RISK ASSESSMENT

New Dog Grooming Facility

The Nook, Mill Lane, Gedney Hill, PE12 0PW



Applicant: Joanne Gilbert

Local planning authority: South Holland District Council

Project J26261 | Drawing 26261/PL01 | October 2026

Taylor Planning and Building Consultants

www.taylorplanningandbuilding.co.uk | 01733 530757

Contents

Contents 2
Introduction 3
Part A: Planning Statement 4
1. Introduction 4
2. Site and surroundings 4
3. The proposal 4
4. Planning history 5
5. Planning policy 5
6. Assessment 5
7. Suggested conditions 6
8. Conclusion 6
Part B: Design and Access Statement 8
Use 8
Amount 8
Layout 8
Scale 8
Appearance 8
Landscaping 9
Access 9
Part C: Flood Risk Assessment 10
1. Site and development 10
2. Policy requirements 10
3. Sources of flooding 10
4. Sequential test 11
5. Exception test 11
6. Safety of the development (NPPF F7) 11
7. Mitigation measures 11
8. Surface water drainage 12
9. Flood warning and emergency plan 12
10. Conclusion 12
References 13

Introduction

This combined statement supports a full planning application for a 3.0m x 2.5m single-storey timber dog grooming unit in the rear garden of The Nook, operated by the applicant from her home. It contains the Planning Statement (Part A), the Design and Access Statement (Part B) and the site-specific Flood Risk Assessment (Part C).

Item	Detail
Applicant	Joanne Gilbert
Site address	The Nook, Mill Lane, Gedney Hill, PE12 0PW
Local planning authority	South Holland District Council
Proposal	Erection of a single-storey timber outbuilding for use as a dog grooming facility (Class E(c)(iii) / sui generis to be confirmed by the LPA), ancillary to the dwelling
Site area	445 m²
Unit footprint	7.5 m² (3.0m x 2.5m external)
Agent	Taylor Planning and Building Consultants, 01733 530757, www.taylorplanningandbuilding.co.uk
Project / drawing	J26261 / 26261/PL01 Existing and proposed layout (October 2026)

Part A: Planning Statement

1. Introduction

Planning permission is sought for a small timber outbuilding in the rear garden of The Nook, from which the applicant, Joanne Gilbert, will run a one-person, pre-booked appointment-only dog grooming business. The building has a footprint of 7.5 m² and is shown on drawing 26261/PL01.

This statement sets out the site context, the proposal and how it complies with the development plan and the National Planning Policy Framework (NPPF), published 17 August 2026. It concludes that the proposal is acceptable and should be approved.

2. Site and surroundings

The Nook is a detached dwelling on the north-west side of Mill Lane, Gedney Hill, within the established built form of the village. The plot extends to 445 m², with a 4.3m wide driveway and parking to the Mill Lane frontage, and a private rear garden laid to patio and lawn, reached by a rear garden gate.

The rear garden is enclosed by close-boarded timber fencing approximately 1.8m high. Neighbouring properties include Highfield, Half Acre and Eau House, which are two-storey and single-storey dwellings set within their own gardens. The site is not within a conservation area and there are no listed buildings adjoining it

3. The proposal

The proposal is a small-scale, insulated timber building measuring 3.0m x 2.5m, with a mono-pitch roof rising from 2.15m at the rear to 2.4m at the front. It sits on the rear lawn close to the dwelling, as shown on drawing 26261/PL01, so it reads as part of the domestic garden rather than a separate business premises.

The operation is proposed on the following basis, which the applicant is happy to have controlled by condition:

- A self-employed operation run solely by the applicant, who lives at the property; no employees.
- Drop-off only: customers leave the dog with the applicant and return to collect it, so they do not wait on site.
- A single operation by pre-booked appointment only, with one dog groomed at a time; no walk-in customers.
- Open 4 to 5 days a week, between 09:00 and 17:00, with no working on Sundays or bank holidays.
- Customers park on the existing driveway and bring the dog to the unit through the rear garden gate, not through the house.
- The building is insulated to contain noise from dogs and dryers.
- Dogs are not kept on site overnight and there is no boarding.
- Water and electricity are supplied from the house; wash water discharges to the foul drain, not the surface water system.

- Hair and other waste are bagged and removed under a commercial waste arrangement.

4. Planning history

No planning history directly relevant to this proposal is known

5. Planning policy

The development plan is the South East Lincolnshire Local Plan 2011-2036, adopted 8 March 2019. The relevant policies are:

Policy	Subject
Policy 1	Spatial strategy; Gedney Hill is a Minor Service Centre with a defined settlement boundary
Policy 2	Development management: size, scale, layout, amenity, access and sustainability
Policy 3	Design of new development
Policy 4	Approach to flood risk
Policy 30	Pollution, including noise and odour
Policy 36	Vehicle and cycle parking

The NPPF (August 2026) now contains national decision-making policies that apply directly to applications. The most relevant are:

NPPF policy	Subject
S3, S4	Presumption in favour of sustainable development; principle of development within settlements
E2, E4	Substantial weight to the economic benefits of business development; support for rural business growth
L2	Making effective use of land, including additional floorspace within residential curtilages
DP3	Key principles for well-designed places
F4 to F8	Flood risk assessment, sequential and exception tests, safety, drainage

6. Assessment

Principle of development

The site lies within Gedney Hill, a Minor Service Centre under Local Plan Policy 1, where development of an appropriate scale is supported NPPF policy S4 says proposals within settlements should be approved unless the benefits are substantially outweighed by adverse effects.

NPPF policy E2 gives substantial weight to the economic benefits of commercial development that lets businesses invest and adapt, and E4 supports the sustainable growth of rural businesses through well-designed new buildings. A home-based, self-employed grooming business provides a livelihood for the applicant, a local service for village dog owners and shorter journeys than travelling to Spalding, Holbeach or Wisbech.

NPPF policy L2(1)(d) supports additional floorspace within residential curtilages. The unit occupies about 1.7% of the plot, well within the L2 limits of twice the existing building footprint and retention of at least 50% of the undeveloped curtilage.

Residential amenity

The unit is single-storey, under 2.5m high and screened by 1.8m fencing, so it causes no material loss of light, outlook or privacy to neighbours. Windows face into the applicant's own garden.

Noise is limited by the scale of the use: a single operation with one dog at a time, by pre-booked appointment only, during daytime hours on 4 to 5 days a week. The building is insulated, and grooming and drying take place inside with the doors closed, which contains noise from dogs and domestic-scale dryers. Because customers drop off and leave, there is no gathering of people or waiting dogs in the garden. The applicant accepts conditions restricting hours, numbers and the operator, which keep the use compatible with Local Plan Policies 2 and 30.

Highways and parking

The existing driveway is 4.3m wide and currently accommodates 5 cars. The business is drop-off only: customers leave the dog with the applicant and return to collect it, so only 1 parking space is needed for a few minutes at each end of an appointment. With one dog at a time, this generates roughly 2 to 4 short visits a day, all accommodated off-street with no parking on Mill Lane. The impact on the highway is negligible and the proposal meets Local Plan Policy 36 and NPPF transport policy.

Design and character

The building is a modest garden-room form in stained or painted timber, typical of domestic garden buildings. It is not visible from Mill Lane and integrates with the garden, consistent with Local Plan Policy 3 and NPPF DP3. Part B gives full design detail.

Flood risk

The site is understood to lie in Flood Zone 3 The use is "less vulnerable" under NPPF Annex F, which is compatible with Flood Zone 3a without the exception test. Part C demonstrates that the building will be safe, flood resilient and will not increase flood risk elsewhere, meeting Local Plan Policy 4 and NPPF F4 to F8.

Biodiversity net gain

The proposal is believed to be exempt from statutory biodiversity net gain under the de minimis exemption, as it affects less than 25 m² of non-priority habitat (domestic lawn)

7. Suggested conditions

- Development to accord with drawing 26261/PL01.
- The use to be carried out only by the occupier of The Nook, with no employees.
- Hours limited to 09:00 to 17:00, Monday to Saturday, on no more than 5 days in any week; none on Sundays or bank holidays.
- Pre-booked appointments only, with no more than one dog on the premises for grooming at any one time; no overnight boarding.
- The building not to be used as separate residential accommodation.

8. Conclusion

The proposal is a small, well-located, self-employed home business within Gedney Hill that supports the rural economy, causes no harm to neighbours, the street scene or highway safety, and is safe

from flooding. It accords with the South East Lincolnshire Local Plan and the NPPF, and permission should be granted.

Part B: Design and Access Statement

The design is a small, domestic-scale timber garden building that is functional for one-to-one dog grooming and visually indistinguishable from an ordinary garden room.

Use

The building will be used as a dog grooming studio run by the applicant from her home as a single, self-employed operation. It will contain a grooming table, a dog bath, a dryer and storage. The use is small in scale, operated by a resident by pre-booked appointment only and tied to the dwelling, so the property remains primarily a family home.

Amount

Measure	Proposed
External footprint	3.0m x 2.5m (7.5 m²)
Height, front (eaves)	2.4m
Height, rear (eaves)	2.15m
Share of 445 m² plot	about 1.7%
Storeys	1

This is the minimum size needed to groom one dog safely, with space for a bath, table and circulation around the animal.

Layout

The unit sits on the rear lawn close to the dwelling, as shown on the proposed site plan in drawing 26261/PL01. Keeping it near the house groups it with the existing built form, makes services easy to connect, lets the applicant supervise it from home, and leaves the patio and most of the lawn open as private garden.

The double doors face into the applicant's garden, not towards a neighbour. Customers reach the unit through the rear garden gate, so they do not pass through the house.

Scale

At under 2.5m high with a mono-pitch roof falling away to the rear, the building sits only marginally above the 1.8m boundary fence. Its height and footprint are comparable to a standard garden shed or summerhouse, which helps it read as a subservient garden structure next to the dwelling and neighbouring houses.

Appearance

Element	Material and finish
Walls	Insulated timber cladding, painted or stained
Roof	Grey shingle or grey felt, mono-pitch, insulated
Doors	Timber double doors, painted or stained, glazed
Windows	Timber, painted or stained, to side elevations

The walls and roof are insulated to keep noise in and the unit comfortable for dogs year round. Natural timber and grey roofing are typical of garden buildings in the area and will weather sympathetically against the brick houses and timber fencing. Final colour can be agreed by condition if the council wishes.

Landscaping

The unit replaces 7.5 m² of domestic lawn. Existing boundary fencing and planting are retained, and no trees or hedges are affected. Roof water drains to a water butt, with overflow to a soakaway or the lawn, so there is no extra discharge to drains.

Access

Vehicle access is unchanged, using the existing 4.3m wide driveway onto Mill Lane, which has space for 5 cars. As the business is drop-off only, just 1 space is needed for a customer to hand over or collect a dog. Pedestrian access to the unit is through the rear garden gate.

The unit has wide double doors that give easy access for customers carrying small dogs. Because the floor is raised for flood resilience (Part C), a short ramp or single step will be provided at the doors.

Part C: Flood Risk Assessment

The proposed 7.5 m² grooming unit is a “less vulnerable” use that is compatible with Flood Zone 3a, will be built with a raised floor and flood-resilient construction, has no overnight occupation, and will not increase flood risk elsewhere.

1. Site and development

Item	Detail
Location	The Nook, Mill Lane, Gedney Hill, PE12 0PW (approx. grid ref TF 336 115)
Site area	445 m²
Development	Single-storey insulated timber dog grooming unit, 7.5 m²
Occupancy	Daytime only, applicant plus a dog; customers drop off and leave; no sleeping accommodation
Flood zone	Understood to be Flood Zone 3
Lead Local Flood Authority	Lincolnshire County Council
Internal Drainage Board	North Level District IDB

2. Policy requirements

NPPF policy F4 requires a site-specific flood risk assessment for all development in Flood Zones 2, 3a and 3b, proportionate to the scale and nature of the proposal. Local Plan Policy 4 requires development in areas at risk of flooding to pass the sequential test where applicable and be safe for its lifetime.

Under NPPF Annex F, buildings for shops and for financial, professional and other services are “less vulnerable”. A dog grooming studio falls within this class.

3. Sources of flooding

Source	Risk to site	Comment
Tidal (The Wash)	Residual, defended	Site is in the defended fens; risk arises only from a breach or overtopping of sea and tidal river defences
Fluvial (River Nene, River Welland)	Residual, defended	Main rivers are embanked and managed by the Environment Agency
IDB drainage network	Low	Land is pumped and drained by the IDB network of drains and pumping stations
Surface water	Low	Small impermeable area added; roof water managed on site
Groundwater	Low	No known groundwater flooding in the area
Sewers	Low	No known sewer flooding at the property
Reservoirs	Low	No reservoir flood extent known to affect the site

The area is covered by the Environment Agency flood warning service for the Gedney and surrounding area, so residents can receive advance warning of tidal or fluvial flooding.

4. Sequential test

NPPF policy F5 says the area of search should not be greater than the anticipated catchment of the development's users. This is a home-based business run by the occupier of The Nook, so its locational requirement is the applicant's own home; no alternative site within that catchment is reasonably available.

More widely, around 74% of South Holland is at risk of flooding according to the South East Lincolnshire SFRA, and Gedney Hill and its surroundings lie within the defended fens. Relocating the business elsewhere would remove its purpose and would not move it to land at materially lower risk. The sequential test is therefore passed.

The proposal is also comparable in scale and effect to householder development and small non-residential extensions under 250 m², which F5(2)(c) exempts from the test.

5. Exception test

NPPF Annex F Table 3 shows that "less vulnerable" development in Flood Zone 3a does not require the exception test. The site is not functional floodplain (Flood Zone 3b). The exception test is therefore not required.

6. Safety of the development (NPPF F7)

F7 criterion	How it is met
Most vulnerable use in lowest-risk area	The dwelling is unchanged; the unit is a less vulnerable daytime use
Safe for its lifetime	No sleeping accommodation; the operator lives on site and receives flood warnings
Residual risk managed, safe access and escape	Flood warning plan below; the unit is close to the dwelling, giving quick dry escape into the house
Flood resistant and resilient	Raised floor and resilient construction listed below
No increased flood risk elsewhere	Negligible footprint; roof water managed on site

7. Mitigation measures

- Finished floor level raised at least 300mm above existing ground level on a timber bearer or block base, or to the level recommended in SFRA Appendix C for this hazard zone, whichever is higher
- Open, ventilated void beneath the floor so floodwater storage and flow are not obstructed.
- Electrical sockets, consumer unit and dryer connections fitted at high level, at least 450mm above finished floor level.
- Water-resistant internal finishes such as vinyl flooring and wipe-clean wall linings that can be cleaned and returned to use quickly.
- Shampoos and cleaning products stored on raised shelving, not at floor level.
- No storage of fuel or hazardous materials in the unit.

8. Surface water drainage

The roof area is 7.5 m², a negligible increase in impermeable area on a 445 m² plot. Roof water will discharge to a water butt with overflow to a soakaway or the surrounding lawn, so there is no increase in run-off to drains or IDB watercourses, in line with NPPF policy F8.

Grooming wash water will connect to the existing foul drainage of the house. No watercourse lies within the IDB byelaw distance of the unit, so IDB consent is not expected to be needed *[confirm]*.

9. Flood warning and emergency plan

1. The applicant will register with the Environment Agency's free Floodline warning service for the property.
2. On a Flood Alert, pre-booked appointments will be suspended and customers contacted to rearrange.
3. On a Flood Warning, equipment will be unplugged and moved to high level, and the unit closed.
4. Occupants will follow Environment Agency and emergency services advice, sheltering in the dwelling or evacuating early via Mill Lane if advised.
5. After any flood, the unit will be cleaned, dried and checked by an electrician before reuse.

10. Conclusion

The development is a small, daytime, less vulnerable use that passes the sequential test, does not need the exception test and incorporates proportionate flood-resilient design. It will be safe for its users and will not increase flood risk elsewhere, so it complies with Local Plan Policy 4 and NPPF policies F4 to F8.

References

- National Planning Policy Framework (MHCLG, August 2026), including Chapters 4, 7, 12, 14 and 18 and Annex F – www.gov.uk/guidance/national-planning-policy-framework
- South East Lincolnshire Local Plan 2011-2036 (adopted March 2019) – southeastlincslocalplan.org
- South East Lincolnshire Strategic Flood Risk Assessment (March 2017, revised December 2017) – www.sholland.gov.uk
- Environment Agency flood warning area: Holbeach, Fleet, Gedney and surrounding areas – check-for-flooding.service.gov.uk
- North Level District Internal Drainage Board – www.northlevelidb.org
- Drawing 26261/PL01 Existing and proposed layout, Taylor Planning and Building Consultants, October 2026