



Design and Access Statement

Proposal to form a 2 Bedroom Annex for carer accommodation at

The Poplars

North Road

Gedney Hill

Spalding

Lincs

PE12 0NS

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whilst complying with planning legislation.

Design and Access Statement

1. Introduction: -

This Design and Access Statement support the planning application for the formation of a two-bedroom annex at The Poplars, North Road, Gedney Hill, Spalding. The proposal is intended to provide accessible, high-quality accommodation for a carer, ensuring compliance with national and local planning policies. The annex will not contain its own kitchen, thereby reinforcing its ancillary nature. The site's history, including previous mobile home use and recent permissions, has shaped the current layout and approach.

The proposal is designed to provide accessible, high-quality accommodation for a carer, ensuring compliance with national and local planning policies. The annex will not have its own kitchen, emphasizing its ancillary nature. The site's history of mobile home use and recent planning permissions have shaped the current layout and approach.

The annex will remain subordinate in scale, share all services with the host dwelling, and will not be capable of independent occupation.

The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Poplars, North Road, Gedney, and shall not be sold, let, or otherwise occupied as a separate unit of accommodation.

National Planning Policy Framework (NPPF)

The NPPF promotes sustainable development and inclusive communities. Paragraph 61 requires that housing policies reflect the needs of separate groups, including people with disabilities, families with children, and older people. This proposal directly addresses those needs by providing accommodation for a carer to support a dependent relative.

South East Lincolnshire Local Plan (2019)

- **Policy 1: Spatial Strategy** – Supports development within established settlement boundaries. The annex is located within an existing residential area, contributing to the sustainable growth of Gedney and meeting local housing needs.
- **Policy 2: Development Management** – Requires development to respect local character, provide adequate amenity space, and avoid adverse impacts on neighbours. The annex design maintains garden and parking arrangements and is sympathetic to its surroundings.
- **Policy 3: Design of New Development** – Requires high-quality, inclusive design. The annex incorporates level access and inclusive features, complying with Part M of the Building Regulations.
- **Policy 6: Housing Mix** – Recognises the need for flexible housing solutions, including accommodation for carers and dependent relatives.
- **Policy 17: Rural Economy** – Supports ancillary accommodation linked to existing dwellings in rural areas, where appropriate.

The proposal is consistent with these policies, ensuring the annex remains subordinate to the host dwelling, shares services and curtilage, and cannot function as an independent unit.

2. Use and amount: -

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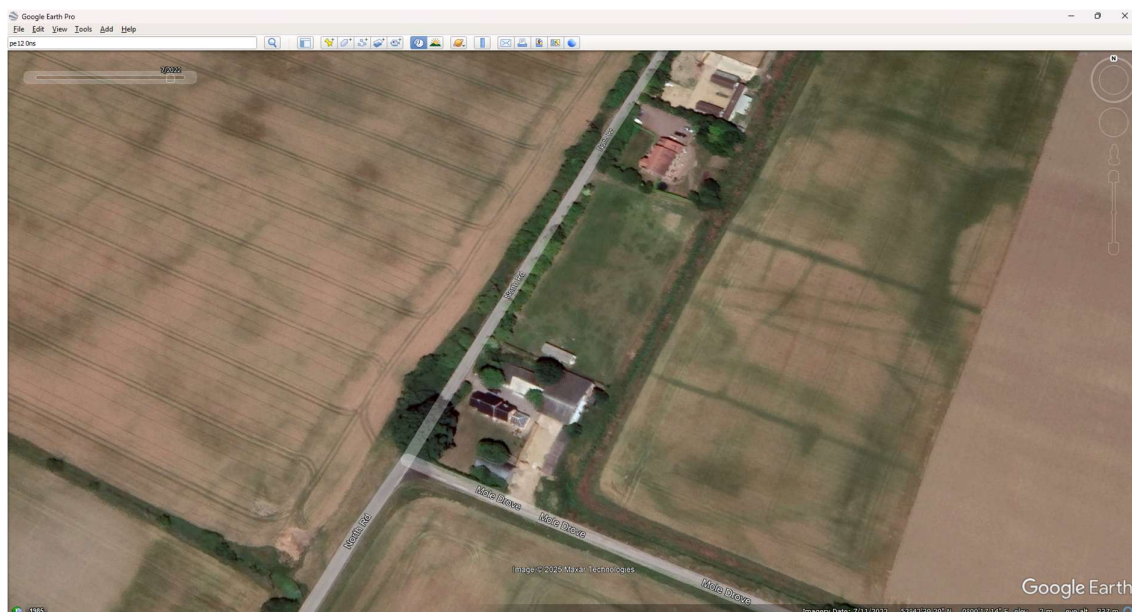
The annex will provide essential bedroom and living accommodation for the applicant's son in his role as carer to his father. No kitchen facilities will be installed, reinforcing its ancillary nature. The site offers ample amenity space and parking, and the annex is positioned to allow optimal level access without disrupting existing arrangements. An occupancy condition is proposed to restrict use to purposes ancillary to the host dwelling, preventing its occupation as a separate dwelling.

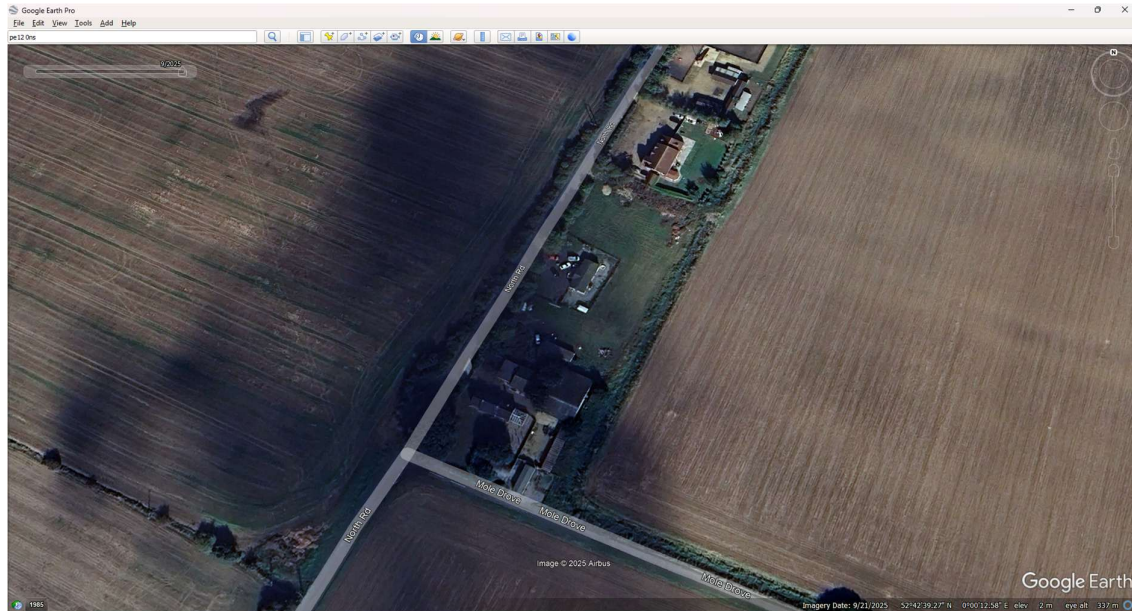
Ancillary Use Justification: Policies emphasise that annexes must remain functionally linked to the host dwelling (the site has shared utilities and curtilage).

Design & Scale: Policy 3 requires annexes to be subordinate and sympathetic in design, which supports a modest, well-integrated annex. There has already been a mobile home on site that was used as carer accommodation but over time the mobile became uninhabitable, and a new one was to be erected; the 4-year rule would have applied to this property.

We propose an occupancy condition that restricts the annexe being sold off and only to be used as part of the house. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Poplars, North Road, Gedney Hill, and shall not be sold, let, or otherwise occupied as a separate unit of accommodation.

The site has an established history of ancillary accommodation through the siting of a mobile home. Following the grant of planning permission in August 2023 for a change of use to a holiday let, the site layout was formalised to comply with approved boundaries. The original mobile home has been removed and replaced with a new unit positioned further into the applicant's land, away from the holiday let curtilage, continuing its role as ancillary accommodation.





Mobile Home and Annexe Provision

The site previously contained a mobile home which was positioned and used as an annexe to the main dwelling. Following the grant of planning permission on 21st August 2023 for the change of use of an existing outbuilding to a holiday let, the red-line boundary for that application formally coincided with and delineated a garden area that included the location of the existing mobile home. To ensure compliance with the approved planning and to formalise the site layout, the original mobile home has been removed. A replacement updated mobile home has since been positioned slightly further into the applicant's ownership of land, away from the newly defined holiday let curtilage, and this unit will continue to provide the necessary ancillary annexe accommodation to the main dwelling.

3. Design/Layout: -

This application seeks to obtain accommodation for a carer accommodation for the son to care for his father. The location of the annex is an area least likely to be affected by the construction that does not disrupt the existing site. This location doesn't disrupt the garden or vegetation on site but allows for the necessary extension without disrupting the existing parking arrangements.

The annex will remain subordinate in scale, share all services with the host dwelling, and will not be capable of independent occupation.

4. Access: -

Site access

The existing site access leads to North Road and serves the dwelling for vehicular and pedestrian access.

Inclusive access

The general topography of the site is level and will comply with Part M of the Building Regulations. The front door will have a level access threshold, and all internal ground floor doors will include inward and outward opening doors to the W.C, allowing access throughout the ground floor area.

Fire appliance Turning.

The close proximity of North Road allows the Fire brigade to gain access to the site should the event of a fire break out.

5. Conclusion

This proposal delivers much-needed carer accommodation, supporting independent living and accessibility while respecting local character and complying with national and local planning policies. The annex remains clearly ancillary to The Poplars, sharing services and curtilage, and will be subject to an occupancy condition to prevent independent use. Approval of this application will meet local housing needs, uphold planning policy objectives, and provide clear community benefit.