

Erection of Single Storey Dwelling - resubmission of H08-0304-21

Rear Of 2 & 4 Godfrey Avenue Gosberton Spalding Lincolnshire

BNG Exemption Statement

Small Scale Self-Build and Custom Housebuilding:

To support smaller developers, we are exempting small scale self and custom build development from the BNG requirement. This exemption applies only to development that:

- *consists of no more than 9 dwellings;*
- *is carried out on a site which has an area no larger than 0.5 hectares; and*
- *consists exclusively of dwellings which are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#). This definition covers development where local planning authorities are satisfied that individuals have had the primary input into the final design and layout of a house to be occupied as homes for themselves.*

The proposed application is for a Custom Build dwelling and therefore satisfies all the above criteria