

Online Comment

Application H08-0813-25
Location THE OLD VICARAGE 53 CLOUGH ROAD GOSBERTON RISEGATE
PE11 4JW
Proposal Erection of 2 bed detached annexe and games room with covered porch

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Date Submitted 09-10-25
For/Against Support

On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application H08-0813-25 for the erection of a two-bedroom detached annexe and games room with covered porch at The Old Vicarage, 53 Clough Road, Gosberton Risegate, Spalding, PE11 4JW. NAPC is a specialist national consultancy with extensive experience in ancillary and modular residential development, and we welcome proposals that make efficient use of existing residential plots to meet evolving household needs.

The proposed annexe is clearly ancillary in nature, providing additional living space and recreational facilities that remain subordinate to the main dwelling. Such development supports flexible living arrangements, including multigenerational households, and offers a sustainable response to housing and care pressures without necessitating large-scale new build. The inclusion of a games room and covered porch further enhances the amenity of the site while retaining a clear functional relationship with the principal residence.

We note the importance of ensuring that the annexe remains ancillary to the main dwelling, both in terms of use and physical separation, to prevent future subdivision or independent occupation. Consideration should be given to appropriate planning conditions that secure this relationship, as well as to matters of scale, layout, and access, to ensure the proposal integrates harmoniously within its setting.

NAPC encourages South Holland District Council to continue to support ancillary accommodation through positive planning policy, recognising its role in addressing local housing needs. We would also highlight the success of similar policies in Ireland and California, where ancillary accommodation is helping to relieve housing pressure and support sustainable communities. Further information on the benefits of annexe development can be found at <https://napc.uk/annexe-support/>.

We trust that the Council will give due weight to the merits of this proposal and consider the wider benefits of ancillary accommodation in future iterations of the local plan.