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DESIGN AND ACCESS STATEMENT

Proposed Self-Build Detached 4-Bedroom Dwelling with Detached Garage

Prepared for: Mr & Mrs P Waudby

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On Behalf of: South Holland District Council

By Nicola Chamberlain, September 2025

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1. Introduction

1.1 This Design and Access Statement has been prepared in support of a full planning application for the erection of a detached four-bedroom self-build dwelling with a detached garage at Riseholm Farm, Gosberton Risegate, on behalf of South Holland District Council (SHDC) and written by Nicola Chamberlain of Austin John Ltd, and should be read in conjunction with drawings:

AJA.1276.23.00

AJA.1276.23.01

AJA.1276.23.02

AJA.1276.23.03

AJA.1276.25.LS1

AJA.1276.25.MS1

The purpose of this statement is to:

- Explain the design rationale behind the proposed development.
- Demonstrate how the scheme responds to its site and surroundings.
- Show how the development accords with both local and national planning policy.
- Confirm that the dwelling will be delivered as a self-build home, contributing to the Council's statutory duties under the Self-build and Custom Housebuilding Act 2015.

The principle of residential development on this site has already been established under planning permission H08-0525-22, granted by South Holland District Council, granted 14th November 2022.

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2.0 Self-Build Justification

The applicant proposes to deliver this dwelling as a self-build home, to be constructed and occupied as their principal residence.

This is significant in planning terms because:

- The Self-build and Custom Housebuilding Act 2015 (as amended) places a duty on Local Planning Authorities to maintain a register of people seeking self-build plots and to give due regard to this demand when determining planning applications.
- The NPPF (2024) also requires Local Authorities to support self-build and custom-build housing as part of meeting housing needs and ensuring choice in the market.

The proposal therefore makes a direct contribution to SHDC's duty to support self-build housing delivery in the district, while providing a high-quality, bespoke family dwelling.

3.0 Site Context

- **Location:**

The site lies within the holding of Riseholm Farm, on the edge of Gosberton Risegate. The surrounding area is characterised by a mixture of farmsteads, detached dwellings, and open fenland agricultural land.

- **Site Condition:**

The application site forms part of the existing Riseholm Farm landholding and is currently an unused grass paddock and hardstanding with access from Risegate Road, Gosberton Risegate. The site sits within the settlement boundary of the Local Plan.

- **Surroundings:**

Properties in the vicinity are typically detached, brick-built or rendered, eclectic in style and simple traditional forms, reflecting the rural fenland village character.

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- **Access:**

The site is accessed from Risegate Road, by vehicle or by foot, with good visibility and pedestrian access has been established via Mill Lane. Disabled visitors can drive or be driven up to the principle entrance, and the generous site allows for ample parking and manoeuvrability of multiple vehicles.

- **Planning History:**

Permission H08-0525-22 confirmed that residential development is acceptable in principle at this location.

4.0 Design Principles and Proposal

Use

Residential (Use Class C3).

Amount

- One detached dwelling with four bedrooms over two storeys.
- One detached triple garage with pitched roof, allowing recreational and storage facilities over.

Layout

- The dwelling is positioned to the North West of the site, respecting the rural setting, and being as far west, away from the railway line as possible, with the detached garage forming a functional L shape arrangement.
- No windows are facing East towards the railway and no light will cast over the eastern boundary from the dwelling or garage.
- Garden space is provided to to the North, East and South sides, with parking and turning to the front (South)
- Layout allows safe access and privacy, while retaining openness to the wider landscape.

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Scale

- The dwelling is two storeys, proportionate to the site.
- The garage is one and a half storey and subservient in scale.

Appearance

The proposed dwelling is a unique, custom self-build design, created to reflect both the traditional character and the applicant's aspiration for a modern, individual home.

The overall form is traditional, with a series of pitched roofs of varying height, and brick elevations that sit comfortably within the rural setting. However, the scheme incorporates a number of modern design interventions that enhance both visual interest and functionality:

- **Glazed Gabled Entrance:** The principal elevation features a striking dual-height glazed gable entry, providing a light-filled entrance hall and creating a contemporary focal point. This design element is echoed at the rear elevation, maintaining balance and cohesion.
- **Brickwork Detailing:** The use of herringbone brick panels on the front elevation adds texture, craftsmanship, and a subtle reference to local vernacular detailing, breaking up the brickwork and contributing to visual richness.
- **Master Bedroom Feature:** The master bedroom incorporates an enclosed glazed balcony, framed with high-quality timber detailing. This provides private external space while introducing depth and variety to the façade.

- **Materials:**

Walls: Red brick with brick headers and stone sills, complemented by herringbone feature panels.

House Roof: Traditional clay pantiles.

Windows: Cream Upvc casement windows.

Doors: Aluminium bi-folds

Balcony Frame & Details: Natural or stained timber to provide warmth and contrast.

Garage: Red brick and black cladding to compliment the house and rural setting

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The design therefore blends traditional form with contemporary detailing, resulting in a dwelling that is respectful of its rural context while providing a distinctive and individual architectural response befitting a self-build home.

Landscaping

Refer to AJA.1276.25.LS1 for the landscaping plan, alongside the material schedule AJA.1276.25.MS1

- Retention of existing, established planting.
- New boundary hedge and tree screening planting to soften site and improve biodiversity.
- Permeable driveway and hard parking surface area.
- Gravel drive and stone paths to maintain a rural appearance.
- Modern rear patio area to incorporate water feature, using natural stone for paving.
- Retention of generous lawns.

5. Access

- **Vehicular Access:** Taken from Risegate Road with visibility splays and turning space provided in accordance with highway standards.
- **Parking:** Space for at least three cars plus the double garage, meeting SHDC parking requirements.
- **Pedestrian Access:** Safe level access provided from parking/garage to the dwelling.
- **Inclusive Design:** The dwelling will meet Building Regulations Part M standards, ensuring accessibility for all users and enabling lifetime adaptability.

6. Sustainability

The applicant, as a self-builder, has flexibility to deliver a dwelling that exceeds standard specifications for energy efficiency. The scheme will incorporate:

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- High levels of insulation and energy-efficient glazing.
- Low-energy heating and lighting systems.
- Potential for renewable technologies such as air-source heat pump and photovoltaic panels.
- Use of locally-sourced and durable building materials where possible.

7. Planning Policy

The proposal has been carefully considered against the policies of the South East Lincolnshire Local Plan (2019), and is found to be in accordance with the following key provisions:

- **Policy 1 – Spatial Strategy and Settlement Hierarchy**
The site lies at Gosberton Risegate, which forms part of the wider settlement hierarchy. Policy 1 supports development that is appropriate to its location, scale, and function within the settlement and wider countryside. The proposed self-build dwelling respects the rural context and reinforces the settlement pattern without undermining local character.
- **Policy 3 – Design of New Development**
Policy 3 requires all proposals to demonstrate high-quality design that responds positively to local character, landscape, and distinctiveness. This scheme has been designed with a traditional farmhouse form, enhanced by modern interventions such as the glazed dual-height gabled entry, herringbone brick detailing, and a timber-framed glazed balcony. These features provide a bespoke and visually engaging dwelling that makes a positive contribution to the local built environment. The use of sympathetic materials, including red brick, natural slate/clay pantiles, and cream-painted timber windows, ensures the dwelling integrates seamlessly with the fenland setting.
- **Policy 19 – Rural Exception Sites (where applicable)**
Policy 19 allows rural housing where there is a demonstrated local need. Although the principle of residential development at this location has already been established under approval H08-0525-22, it is relevant to note that the proposed self-build dwelling directly contributes to the availability of bespoke housing in the rural area,

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meeting both local demand and SHDC's obligations under the Self-build and Custom Housebuilding Act 2015.

- [National Planning Policy Framework \(NPPF, 2024\)](#)

The proposal also accords with the NPPF by delivering a high-quality design (Chapter 12), supporting sustainable rural housing (Chapter 5), and contributing to self-build supply (Paragraph 73B).

8. Conclusion

This application seeks full planning permission for a bespoke self-build 4-bedroom dwelling with a detached garage at Riseholm Farm, Gosberton Risegate.

The proposal represents a high-quality design response that respects the fenland context while introducing carefully considered modern interventions. Traditional materials, proportions and detailing are combined with contemporary elements such as the glazed gabled entrance, herringbone brickwork panels, and a timber-framed glazed balcony, resulting in a dwelling that is both distinctive and sympathetic to its rural setting.

The principle of residential development on this site has already been established through the grant of permission under reference H08-0525-22. This proposal builds upon that approval by delivering a custom, self-build home that aligns with the applicant's long-term needs and aspirations.

The development is demonstrably in accordance with the South East Lincolnshire Local Plan (2019):

- It accords with Policy 1 by reinforcing the settlement hierarchy and providing sustainable rural housing.
- It meets the requirements of Policy 3 by delivering a high-quality, contextually sensitive design that enhances local distinctiveness.
- It contributes positively to Policy 19 and the Self-build and Custom Housebuilding Act 2015 by directly delivering a self-build dwelling, supporting SHDC's duty to provide opportunities for bespoke housing delivery.
- It complies with the NPPF (2024), delivering a sustainable, well-designed place in line with national policy objectives.

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In summary, the scheme will deliver a high-quality family home that makes a positive contribution to Gosberton Risegate, respects the character of the area, and directly supports local self-build housing supply. Planning permission is therefore respectfully sought.



Indicative CGI perspectives of how the proposal would look.