

Proposed Residential Development
Detached Self-Build / Custom-Build Dwelling
Land adjacent No. 190 Hallgate Holbeach PE12 7HS

Outline Planning Application



PLANNING STATEMENT

June 2026

Introduction

This is an Outline Planning Application with all Matters Reserved for Residential Development comprising a single detached Self-Build / Custom Build dwelling on land adjacent to No. 190 Hallgate Holbeach.

Application Site

The site is located within the settlement of Holbeach in an established residential area to the south-west of the town centre.

With an area of 0.03 hectares the application site is located on the corner of Hallgate and Wignals Gate. Currently side garden to No.190 Hallgate, the site is screened by perimeter conifer trees behind low metal railings.

A significant proportion of the application site is occupied by single storey buildings – a detached sectional garage, and a large flat roofed extension which was added to the main dwelling some years ago. (SHDC planning ref H9/0644/85)



Flat roofed extension as approved 1985



No.190 Hallgate undergoing refurbishment

The applicant is carrying out refurbishment works to No.190 which will provide a modernised 3 bedroomed family home in a popular and sustainable location. The flat roofed extension provided ancillary accommodation to No.190 but it is considered that the area occupied by the large flat roofed extension and the sectional garage could be put to better use by their removal and a modest detached dwelling being constructed on the land.

The Proposal

Although an Outline Application with all Matters Reserved, the proposal is supported by an indicative layout to demonstrate that the application site can satisfactorily accommodate a detached home with no adverse impact on residential amenity of neighbouring properties.



It is proposed that the design of a dwelling would be set back behind the adjacent dwelling and that there would be sufficient separation between dwellings (not less than 2.0m) with no principal windows to the east elevation.

The detailed design should also be set back from the corner boundary to allow adequate landscaping boundary treatment and frontage garden area into Wignals Gate. In terms of height the new design should remain lower in ridge height to No.190 Hallgate.



indicative design – principal elevations

The character of residential development in this part of Holbeach is detached and semi-detached housing with the most recent housing development taking place to the south of Wignals Gate, marketed as Wignals Wood.

Older housing developments off Wignals Gate and Hallgate at Maple Grove and Netherfield are defined by the use of corner plot house types to provide a positive street scene. It is considered that a suitably designed dwelling on the application site will positively enhance the street scene with suitable frontage boundary treatment replacing the conifer tree line.

It is proposed that the vehicular access to No.190 would remain unaffected by the proposal and sufficient parking and turning area also retained for the existing dwelling.

The new dwelling would be accessed from Wignals Gate at the furthest point from the road junction adjacent to that of No.37 Wignals Gate.

The indicative layout demonstrates parking and turning area as well as private and semi-private garden area for a new dwelling.

Technical Considerations

Highways

The proposal is to provide a separate vehicular access to the plot in the position shown on the indicative site plan. Wignals Gate has a speed limit of 30mph with 'Not suitable for HGV's' signage at the junction with Hallgate. Parking and turning facility can be accommodated within the site as shown on the indicative layout that supports the application.

Flood Risk

In common with most of the south-west area of Holbeach the application site is identified as being located within the Environment Agency Flood Zone 3.

The application therefore required a site specific Flood Risk Assessment to be carried out. The recommendation in that Report is that finished floor levels to the dwelling are placed at 300mm above existing ground level. This slight raise in floor level will have negligible impact on adjacent buildings.

Foul Drainage

The new dwelling would be connected to the existing adopted Anglian Water foul sewer network

Surface Water Drainage

A dwelling of the scale shown on the indicative plan will result in a reduction in building footprint area on the site and therefore demonstrate betterment in terms of permeable land area.

The intention is that roof water from the dwelling will be directed to suitably designed and located proprietary soakaway systems. Percolation testing in accordance with BRE365 Digest will be carried out to determine suitability and sizing for soakaways.

Driveway areas to be of permeable construction

Ecology & Bio-Diversity Net Gain

As the proposal is for a self-build / custom-build dwelling the application is exempt from the requirements of Bio-Diversity Net Gain and a statement regarding Exemption accompanies this submission.

Environmental Protection

Having been historically garden area and domestic buildings, it is not considered that the site presents any risk to future residential use on the site.

Archaeological Potential

From reviewing local planning applications it appears that the site is not in an area where archaeological investigation would be required by Lincs County Council Historic Environment Dept.

Conclusion

This is an Outline application for a single dwelling to be constructed within the settlement of Holbeach as a self-build / custom-build project.

The application is supported by an indicative dwelling design to demonstrate that a satisfactory form of development can be carried out without any detriment to the character of the area or residential amenity of adjacent properties.

The removal of a large rendered flat roof extension and garage from the side of an existing house will provide a generous width of plot on which a dwelling can be located without creating a cramped form. The existing house will retain sufficient parking and garden areas and not be overlooked or overshadowed by an appropriately designed new dwelling

The street scene will be considerably improved with a suitably designed dwelling with principal elevations to both Hallgate and Wignals Gate in keeping with nearby developments at Maple Grove and Netherfield.

Alan J Finch
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