

Online Comment

Application H09-0785-25
Location HILLSIDE HURN ROAD HOLBEACH HURN PE12 8JE
Proposal Conversion of domestic outbuilding to annexe (retrospective)

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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 H09-0785-25 for the retrospective conversion of a domestic outbuilding to an annexe at Hillside, Hurn Road, Holbeach Hurn, Spalding, PE12 8JE. As a national body specialising in ancillary and modular accommodation, NAPC recognises the value such proposals bring to local communities by making efficient use of existing residential plots and supporting flexible, multigenerational living arrangements.

The ancillary nature of the proposed annexe is clear, with its use intended to remain subordinate to the main dwelling. This aligns with established planning principles that seek to ensure such accommodation does not become a separate, independent unit. We note the importance of maintaining a physical and functional connection to the host property, and would encourage the local planning authority to ensure that any conditions attached to approval reinforce this relationship, thereby mitigating any risk of future separation or inappropriate intensification of use.

From a planning perspective, the conversion of an existing outbuilding rather than new build development is a sustainable approach, reducing land take and minimising environmental impact. Careful consideration should be given to matters such as access, scale, and layout to ensure the annexe remains in keeping with the character of the main dwelling and the wider locality. Provided these aspects are appropriately addressed, ancillary accommodation of this nature can provide much-needed flexibility for families, including support for elderly or dependent relatives, without placing additional strain on local infrastructure.

We would also encourage the council to consider the adoption of supportive annexe policies in future iterations of the local plan, drawing on positive examples from Ireland and California where ancillary accommodation has played a significant role in relieving housing pressures and supporting care needs. For further information on the benefits and best practice in annexe provision, we invite you to visit <https://napc.uk/annexe-support/>.

NAPC remains committed to working constructively with local authorities to ensure that ancillary residential accommodation is delivered in a manner that is both sustainable and responsive to evolving housing needs.