



Design & Access Statement – A01

For

Extension to existing garage to provide a ground floor games room and first floor ancillary accommodation incidental to the main dwelling, for use as part of the main household.

Via

Householder Planning Application

At

18 Fishpond Lane, Holbeach, Spalding, Lincolnshire, PE12 7DE



Figure 1 – Photograph of existing garden and neighbouring properties to the rear.



Figure 2 – Existing garage



Figure 3 – Google Maps view of the Site and local surroundings. (Imagery ©2023 Google, Imagery ©2021 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023.)

1.0 Introduction & Site Location

- This statement accompanies a house holder submission for the construction of an extension to a garage at 18 Fishpond Lane, Holbeach, Spalding, Lincolnshire, PE12 7DE.
- The site is located within the built-up area of the town of Holbeach and forms part of an established residential environment, with neighbouring dwellings situated adjacent to and to the south of the site.
- This Statement has been produced in accordance with the guidance notes published by South Holland District Council in August 2006 and should be read in conjunction with the following information:
 1. 25.024 - XXPX001 - 1.0 - A01 – Site Location Plan.
 2. 25.024 - XXPX002 - 1.0 - A02 – Roof Plan, Block Plan & Site Section as existing.
 3. 25.024 - XXPX003 - 1.0 - A02 – Site Layout Plan as existing.
 4. 25.024 - AAEX004 - 1.0 - A02 – Elevations – Sheet 1 as existing.
 5. 25.024 - AAEX005 - 1.0 - A02 – Elevations – Sheet 2 as existing.
 6. 25.024 - AASX006 - 1.0 - A02 – Sections as existing.
 7. 25.024 - XXPX101 - 1.0 - A02 – Roof Plan, Block Plan & Site Section as proposed.
 8. 25.024 - XXPX102 - 1.0 - A02 – Site Layout Plan as proposed.
 9. 25.024 - XXPX103 - 1.0 - A02 – Floor Plans as proposed.
 10. 25.024 - AAEX104 - 1.0 - A02 – Elevations – Sheet 1 as proposed.
 11. 25.024 - AAEX105 - 1.0 - A02 – Elevations – Sheet 2 as proposed.
 12. 25.024 - AASX106 - 1.0 - A02 – Section as proposed.
 13. 25.024 – SD01 – FRA.

2.0 Proposal Outline & Planning History

The site is in residential use and is located within a cul-de-sac accessed from the High Street. The main dwelling is an unusually low-profile, wide 1.5-storey dormer bungalow.

The proposal seeks to extend the existing garage to provide a ground-floor games room with first-floor ancillary accommodation comprising two bedrooms. The accommodation will be used solely by family members and will function as part of the main household.

3.0 The Surroundings

To the rear of the property is a substantially taller two-storey dwelling, constructed in the early 2010s, long after the applicant's home had been established. This later development represents a significant change in the immediate built context, introducing a scale and massing markedly greater than that of the original dwelling on the application site. As a result, the neighbouring property dominates views from the rear of the site and has led to a material increase in overlooking, with direct sightlines into the applicant's rear garden and rear elevation.

The proposed extension seeks to respond to this altered context by introducing built form of an intermediate height, helping to soften the relationship between buildings, reduce the visual imbalance created by the later development, and improve levels of privacy within the applicant's garden.

Fishpond Lane has seen a steady pattern of development over the past three decades, with approximately twenty planning applications submitted since 1991. These include several new dwellings and a number of extensions comparable to the current proposal. Recent examples include:

H09-0580-19 – 15B Fishpond Lane: Garage conversion

H09-1179-15 – 18 Fishpond Lane: Two-storey rear extension

H09-0774-09 – Adjacent to 13A Fishpond Lane: Construction of a detached two-bed bungalow

This planning history demonstrates that proportionate extensions and new ancillary accommodation are an established and accepted form of development within the street.

The application site is located adjacent to a car park, and views of the garden from the public realm are partially screened by the host dwelling itself. In addition, the neighbouring property has a series of outbuildings along the shared boundary, which further limit visibility and ensure the proposed development will have no harmful impact on visual amenity or public views.



Figure 5 – Entrance to property from Fishpond Lane showing neighbouring housing to rear of property

4.0 Flood Risk

The Environment Agency Flood Risk Assessment map (above) shows the application site to be in zone 3, therefore, a flood risk assessment (FRA) is required for development. Please refer to supporting document 01 enclosed, this includes various hazard maps and data considering the risk present.

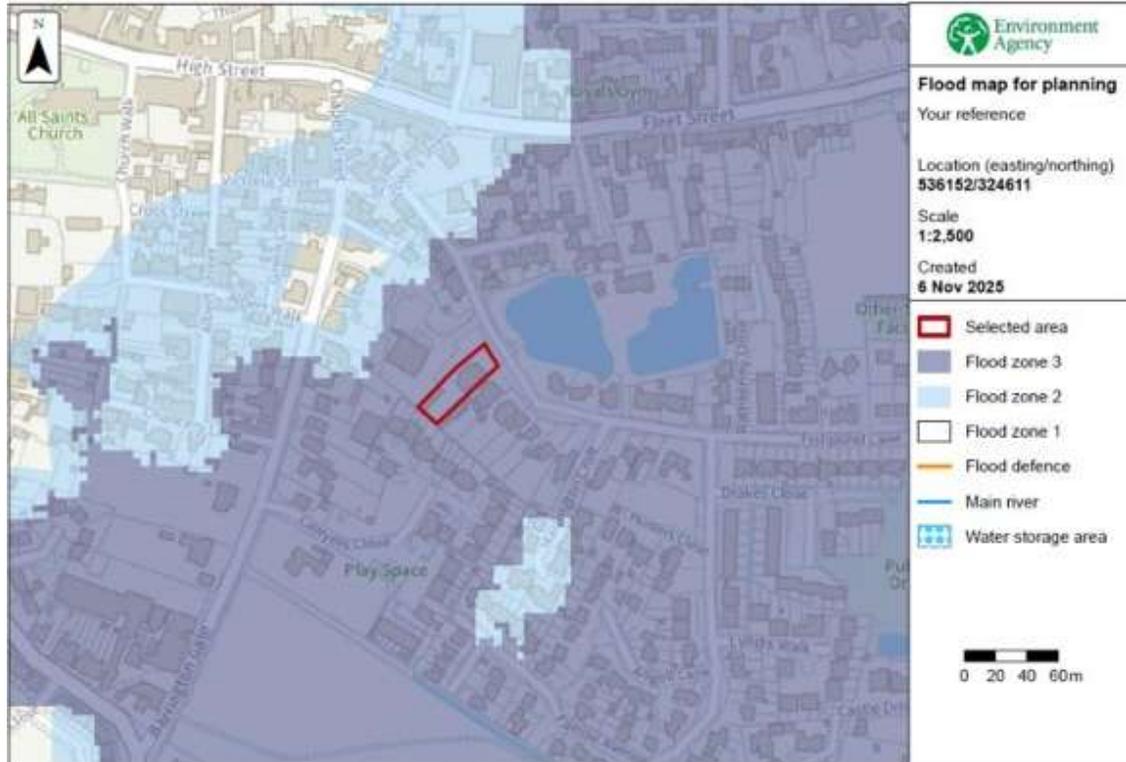


Figure 7 – Environment Agency Flood Risk Assessment map taken from FRA.

The FRA provided by S Hemmings has been carried out to ensure that the proposal is viable by considering the flood risk.

In any area at risk of flooding it is preferable that new dwellings should be of two storey construction with all bedrooms at first floor level. This is to provide a refuge for residents if the building becomes flooded after a major breach of the tidal bank, and ensure there is no danger to residents when they are asleep.

The finished ground floor level of the proposed new building should be raised by 300mm above the existing ground level. The future occupier of this property should register with the Environment Agency’s Floodline Warnings Direct Service to receive automated early warnings of potential flooding. Rainwater from the roofs of the proposed building should if possible be discharged into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations.

5.0 Design

This application seeks approval for an extension to the existing garage to provide a ground-floor games room with ancillary living accommodation at first-floor level. Following advice from the Local Planning Authority, a householder application has been submitted to encompass all aspects of the proposal.

The extension has been carefully designed to remain proportionate to the site while providing much-needed additional space to support the continued use and functionality of the main dwelling. Although the proposed extension will be marginally higher than the existing 1.5-storey dwelling, this increase in height is considered reasonable and appropriate. The host dwelling is unusually low in comparison with surrounding development, and the additional height allows the extension to sit more comfortably within the wider built context. It provides a better transition between the applicant's home and the significantly taller neighbouring properties, reducing the stark contrast that currently exists.

Access to the first-floor accommodation is provided via an external staircase, which allows the building footprint to remain modest and helps to preserve the openness of the plot. The design makes efficient use of the site and maintains generous separation distances to site boundaries.

The proposal enhances the usability of the garden by introducing a patio and flexible games-room space, delivering improved opportunities for indoor–outdoor living. External materials, including render with brick feature detailing, will reflect those of the existing dwelling, while double-glazed metal-framed openings will provide a high-quality and coherent appearance.

The property to the rear is a substantial two-storey dwelling constructed after the applicant's home, and currently results in a degree of overbearing impact due to the disparity in height. By introducing built form of an intermediate scale, the proposed extension will help to mediate this relationship, creating a more balanced visual transition between buildings, reducing perceived dominance, and contributing positively to privacy and residential amenity.

The development will not give rise to any additional operational impacts. Existing refuse and recycling arrangements, comprising established kerbside collection, will continue unchanged.

Overall, the proposal represents a well-considered and proportionate form of development that respects local character, improves residential amenity, responds positively to its context, and delivers clear benefits for the occupants allowing their family to grow.

6.0 Access

Vehicular access to the site is provided via the existing gravel driveway serving the main dwelling. The proposed extension is ancillary to the principal residence and will not introduce any separate access, parking provision, or changes to the existing access arrangements.