

Planning Statement

Proposed annex at:

15 Starlode Drove,

West Pinchbeck,

Spalding,

PE11 3TD

1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a householder planning application for the erection a new annex building that would serve as ancillary accommodation to 15 Starlode Drove, West Pinchbeck, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the annex themselves to serve as ancillary accommodation to the host dwelling for the use of their aging parents.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0496-25-01 Proposed Annex

2025_07_14 FRA for Annex at 15 Starlode Drove West Pinchbeck

1.3 Planning History

The host dwelling, 15 Starlode Drove, has previously received planning approval under planning application reference H14-0637-21, approval dated 20th July 2021, for the erection of a single storey rear extension. This has now been constructed and is in use by the applicant as an addition to their home.

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk

2. Proposal

The proposal is for the erection of a two bedroom annex building to the garden of the host dwelling which will serve as ancillary accommodation for the aging parents of the applicant. The annex will be of simple construction, albeit compliant with the latest building regulations for a new dwelling, and will comprise of two bedrooms, one double and one smaller single, a bathroom, and a small kitchen sitting area, with a private garden area to the rear. The simple form of the building ensures that there is minimal impact on the surrounding neighbours, the height in particular being in line with the allowance under permitted development rights.

The annex will allow for the applicant's elderly parents to live independently whilst still being close enough for an immediate response if required, an approach to living which is becoming more and more common. He addition of the second bedroom will allow for grandchildren to stay over, making the annex fell like their own space and home, generally improving their comfort, whist always being close to hand should assistance be required.

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