



PLANNING STATEMENT NEW PERGOLA

RETROSPECTIVE HOUSEHOLDER APPLICATION FOR NEW PERGOLA AT REAR OF 6
TAWNEY ROAD SPALDING PE11 7AE

This planning statement is submitted in support of a **retrospective householder planning application** following an enforcement enquiry relating to the erection of a pergola at the rear of 6 Tawney ROad Spalding.

The applicant is **Sylwia Jastrzebska**.

Site Description

The application site is a two-storey residential dwelling situated within an established residential area of Spalding. The property benefits from a private rear garden and is surrounded by similar residential dwellings. The pergola is located entirely within the rear curtilage and is not visible from the public highway or wider street scene.

Description of the Development

The development consists of a pergola constructed at the rear of the dwelling. The pergola measures 2.9 metres in depth and 4.5 metres in width, with eaves at 2.3 metres and a maximum height of 2.65 metres formed by a monopitch roof.

The structure is domestic in nature, modest in scale, and clearly subordinate to the host dwelling. It is used solely for incidental residential purposes associated with the enjoyment of the rear garden.

Design and Impact Assessment

The pergola has been specifically designed to minimise any potential impact on neighbouring amenity. The roof is constructed from translucent polycarbonate, allowing natural light to pass through and preventing any significant shadowing. Furthermore, the structure has no enclosed sides, ensuring it remains visually open and does not create a sense of enclosure or massing.

Due to its limited height, open form, and lightweight construction, the pergola does not result in material overshadowing, loss of daylight, loss of privacy, or an overbearing impact on adjacent properties. The development therefore causes no demonstrable planning harm, which is a key consideration in the assessment of retrospective and enforcement-related applications.

Planning Policy Considerations

The development has been assessed against the South East Lincolnshire Local Plan (2011–2036), with particular regard to Policy 2 (Development Management) and Policy 3 (Design of New Development).

The pergola respects the character and appearance of the host dwelling and surrounding residential area. Its scale, siting, and design ensure compliance with local policy requirements relating to residential amenity, design quality, and neighbour impact.

Conclusion

The pergola represents a minor form of development that does not result in any adverse impact on visual or residential amenity. The retrospective nature of the application does not alter the assessment that the development is acceptable in planning terms and fully policy compliant.

Granting planning permission for this development would therefore resolve the associated enforcement matter and regularise the pergola in accordance with South Holland District Council's planning policies.

Mtaylor

8/1/2025