144 New Walk
Leicester
LE1 7JA

Dated: 17th April 2026

Our Reference: A2019-03-04-01-AP

SUPPORTING STATEMENT

3 Holbeach Road, Spalding, PE11 2HJ

Class MA Prior Notification Application

1. Introduction

1.1 This Supporting Statement has been prepared by Astill Planning Consultants Ltd on behalf of the applicant, Karavan Holdings LTD, in support of an application to determine whether prior approval is required to change the use of the first floor and part of the ground floor at 3 Holbeach Road, Spalding, PE11 2HJ from a Commercial, Business and Service use (Use Class E) to one Dwellinghouse (Use Class C3) under the permitted development right set out under Class MA of Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('GPDO 2015 (as amended)').

1.2 This document should be read in conjunction with the accompanying drawings and documents comprising:

- Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)
- Drawing No.: 1428-MPD-PLA-DR-0001 P05 – Location Plan
- Drawing No.: 1428-MPD-PLA-DR-0100 P05 – Existing Block Plan
- Drawing No.: 1428-MPD-PLA-DR-0200 P04 – Existing GF. Plan
- Drawing No.: 1428-MPD-PLA-DR-0201 P04 – Existing FF. Plan
- Drawing No.: 1428-MPD-PLA-DR-0300 P04 – Existing Roof Plan
- Drawing No.: 1428-MPD-PLA-DR-0400 P06 – Existing Elevations
- Drawing No.: 1428-MPD-PLA-DR-1100 P06 – Proposed Block Plan
- Drawing No.: 1428-MPD-PLA-DR-1200 P06 – Proposed GF. Plan
- Drawing No.: 1428-MPD-PLA-DR-1201 P06 – Proposed FF. Plan
- Drawing No.: 1428-MPD-PLA-DR-1300 P04 – Proposed Roof Plan
- Drawing No.: 1428-MPD-PLA-DR-1400 P07 – Proposed Elevations
- Flood Risk Assessment
- Flood Warning & Evacuation Plan
- Residential Noise Assessment

2 Site & Location

2.1 The application site is located at 3 Holbeach Road, Spalding, PE11 2HJ.

2.2 3 Holbeach Road is located on the northern side of Holbeach Road and to the west of the Holbeach Road/Roman Bank junction.

2.3 3 Holbeach Road is a part two-storey, part single-storey property. It has an established Class E use and is currently being used as a retail premises (Use Class E) by Green Holland Supermarket.

2.4 This prior notification application relates to the first floor of the two-storey section of the building along with part of the ground floor.

2.5 The surrounding area is primarily residential in character. Riverside Chinese is also located to the south-west of the site. Additionally, there is an industrial estate located to the north and west on the opposite side of the River Welland.

2.6 The application site is not located in a conservation area, nor is the property a listed building. There are also no scheduled monuments on the site and the site not located within a World Heritage Site.

2.7 The Environment Agency's Flood Map for Planning shows the whole site is situated in Flood Zone 3. The accompanying Flood Risk Assessment confirms that the site is located in Flood Zone 3a.

3. The Proposal

3.1 The proposed development involves the change of use of the first floor and part of the ground floor from a Class E use to a two-bedroom flat (Use Class C3).

3.2 The flat will occupy the whole of the first floor. The ground floor will remain in a Class E use, except for the self-contained ground floor entrance lobby for the flat. No living accommodation will be provided on the ground floor of the building as the ground floor space will only be used as a residential entrance lobby.

3.3 The proposed change of use will result in a net increase of 1no. dwelling on the site.

3.4 The new flat will be accessed via the main entrance in the east elevation. This will open into a lobby area that will lead onto a new staircase. The staircase will provide access up to the first floor where the new residential accomodation will be located.

3.5 The proposed flat will have an overall gross internal floor area of circa 79.50 sq. m. The flat will have two bedrooms, including a 13.45 sq. m double bedroom and a 10.47 sq. m single bedroom. The flat will also have an open plan kitchen/dining/lounge space, a shower room, and a 2 sq. m built-in storage cupboard. All the rooms in the first floor flat will have a floor to ceiling height over 2.3 metres. The proposed flat will therefore comply with the Government's Nationally Described Space Standard for a two-bedroom three-person flat (2b3p). As such, the proposed development complies with the requirements of Article 3(9A) of the GPDO 2015 (as amended) which requires any new dwellinghouse permitted under Schedule 2 to the GPDO 2015 (as amended) to comply with the nationally described space standard.

3.6 There will be two car parking spaces provided for the flat on the existing hardstanding in front of the building.

3.7 The accompanying drawings provide further details about the proposed development.

4. Assessment of the proposal against paragraph MA.1. of the GPDO 2015 (as amended)

4.1 Class MA of Part 3 of Schedule 2 to the GPDO 2015 (as amended) permits

> *"Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order."*

4.2 For a building to qualify for the permitted development right set out above, it must satisfy the criteria outlined in paragraph MA.1. of Part 3 of Schedule 2 to the GPDO 2015 (as amended). This section sets out the information that is required to confirm compliance with these criteria, limitations and restrictions.

MA.1.(1)(b) Development is not permitted by Class MA unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval

4.3 3 Holbeach Road has had a lawful Class E use for over 2 years and is currently being used as a retail premises (Use Class E) by Green Holland Supermarket.

4.4 The use of the property therefore complies with this criterion.

MA.1.(1)(d) Development is not permitted by Class MA if land covered by, or within the curtilage of, the building (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage; (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area

4.5 The application site is not situated within any of these areas. Additionally, the application property is not a listed building, nor is it a scheduled monument. As a result, the proposed scheme complies with this criterion.

MA.1.(1)(e) Development is not permitted by Class MA if the building is within (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981; (iii) the Broads; (iv) a National Park; or (v) a World Heritage Site

4.6 The application site is not located within any of these areas. As such, the proposal complies with this requirement.

MA.1.(1)(f) Development is not permitted by Class MA if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained

4.7 The site is not occupied under an agricultural tenancy agreement. The proposal therefore complies with this criterion.

MA.1.(1)(g) Development is not permitted by Class MA before 1 August 2022, if (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3

4.8 This application is being submitted after 1st August 2022. Therefore, this criterion is not applicable to the proposed development.

5. Determination as to Whether Prior Approval is Required

5.1 This prior notification application relates to development under Class MA of Part 3 of Schedule 2 to the GPDO 2015 (as amended). Paragraph MA.2 of Class MA of Part 3 of Schedule 2 to the GPDO 2015 (as amended) states that development under Class MA is permitted subject to a number of conditions. Paragraph MA.2.(2) requires that before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport impacts of the development, particularly to ensure safe site access;

(b) contamination risks in relation to the building;

(c) flooding risks in relation to the building;

(d) impacts of noise from commercial premises on the intended occupiers of the development;

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor,

the impact of that change of use on the character or sustainability of the conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,

the impact on the local provision of the type of services lost; and

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

5.2 The purpose of this section is to provide South Holland District Council with the information that is required to determine whether the prior approval of the local planning authority will be required in relation to the matters listed above.

Transport impacts of the development, particularly to ensure safe site access

5.3 The proposed flat will be accessed from Holbeach Road via the existing dropped kerb in the northern kerb line of Holbeach Road. The flat will be provided with two off-street car parking spaces on the hardstanding in front of the building in line with the car parking standard for two-bedroom flats that is set out in Appendix 6 (Parking Standards) of the South East Lincolnshire Local Plan 2011-36.

5.4 When assessing the transport and highways impacts of the proposed development, it is also important to recognise that 3 Holbeach Road has a fallback use as a shop. Appendix 6 (Parking Standards) of the South East Lincolnshire Local Plan 2011-36 requires one car parking space to be provided per 14 sq. m of convenience retail floor space. This would equate to six car parking spaces for the 79.5 sq. m of Class E floor space that will change use to accommodate the proposed flat. In comparison, the proposed flat will only require two car parking spaces. The proposed change of use therefore has the potential to reduce the car parking demands associated with 3 Holbeach Road.

5.5 In summary, the proposed development will

- utilise an existing vehicular access;
- be unlikely to intensify the use of this access; and
- provide a policy-compliant number off street car parking spaces.

As such, it is considered that safe and suitable site access will be provided for the flat.

5.6 Furthermore, there is a Lidl supermarket located within a circa 300-metre walk of the application site along with a number of other local services and facilities, including several convenience stores (including Green Holland which is located in the same building), a Post Office and several takeaways. Additionally, there are a number of bus stops within a 200-metre walking distance of the application site which are served by a number of bus services that provide access to a range of local destinations. As such, the site benefits from being sustainably located in relation to local public transport routes, local services and local facilities. This should encourage future occupants to maximise their use of sustainable modes of transport and minimise their use of the private car.

5.7 In light of the above factors, it is concluded that the proposed development would not have an unacceptable impact on highway safety, nor would it lead to severe residual cumulative impacts on the road network.

Contamination risks in relation to the building

5.8 There are no known contamination issues or risks on the site.

Flooding risks in relation to the building

5.9 The Environment Agency's Flood Map for Planning shows the site is situated within Flood Zone 3. In line with the requirements of paragraph W.(2)(e) of Part 3 of Schedule 2 to the GPDO 2015 (as amended), this prior notification application is therefore accompanied by a site-specific Flood Risk Assessment. The accompanying Flood Risk Assessment, which has been prepared by Farrow Walsh, confirms the application site lies within Flood Zone 3a.

5.10 In summary, the accompanying Flood Risk Assessment identifies that:

- The application site is within the extents of the mapped flood plain of main river systems while being classified as an area of High risk.
- The area is shown to be surrounded by Environment Agency maintained flood defences, and the Environment Agency online asset management system confirms the western boundary of the site is formed from a flood defence comprising of naturally high ground ranging from 5.13mAOD-5.69mAOD.
- The site is defended, and no flooding will occur up to the 1 in 1000 year storm event.
- The site is considered at no risk in terms of the risk of flooding posed from tidal event.
- The site is identified by the Environment Agency as having a Very Low chance of flooding from overland surface water.
- The site is considered to be at a Low quantifiable risk of flooding from groundwater sources.
- The site is identified by the Environment Agency as being at no quantifiable risk of flooding from manmade lakes within the topographical catchment of the site.
- The site is considered at no risk of flooding from existing sewerage systems.

5.11 Additionally, the Flood Risk Assessment recommends a number of flood risk mitigation measures should be put in place. These include:

- Temporary flood barriers in the event of a flood warning
- All external service penetrations to the building are to be sealed
- Boilers, control and water storage should be installed 600mm above the finished ground level
- Plumbing insulation of closed-cell design
- Non-return valves should be fitted to all drain and sewer outlets
- Anti-syphon fitted to all toilets

The applicant intends to incorporate the recommended flood risk mitigation measures into the design of the development. The Flood Risk Assessment therefore concludes that more vulnerable development use, such as the proposed flat, should be permitted in the building.

5.12 The recommendation to install temporary flood barriers in the event of a flood warning requires minor external alterations to be made around the entrance door for the proposed flat. These minor changes include installing wall-mounted brackets/channels at the double door on the front elevation along with installing sealing strips/base plates and flush mounted ground anchor sockets. Planning permission has already been granted for these external alterations by virtue of planning permission H16-1276-25[1]. As such, it is proposed that these alterations will take place under a separate planning permission. The local planning authority will be able to attach a planning condition to the prior approval for the proposed development that requires the external works for the flood risk mitigation measures to be installed and completed prior to the occupation of the new flat. For example, the prior approval could be granted subject to the following condition:

[1] Planning permission H16-1276-25 was granted by South Holland District Council on 24th February 2026

The flat hereby approved shall not be occupied until the completion of works approved under planning permission H16-1276-25 granted by South Holland District Council on 24th February 2026.

5.13 Additionally, the Flood Risk Assessment recommends that a Flood Warning & Evacuation Plan should be prepared for the development. Accordingly, Farrow Walsh have prepared a Flood Warning & Evacuation Plan for the proposed flat.

5.14 The Flood Warning & Evacuation Plan aims to raise awareness of the risk of flooding at the site; seeks to ensure that all residents are informed about the flood risks which may impact upon access/egress to/from the site; confirms where flood warning information can be found; informs all residents about the actions to take in the event that flooding affects the access/egress to the site. The document also explains that residents should be briefed/trained about the procedures in the Plan; explains the roles and responsibilities of some of the principal organisations that will be involved in the early stages of a response to a flooding event; provides emergency contact details; sets out a range of procedures that should be followed when the property is re-occupied after a flood event; and refers residents to further sources of useful information. To ensure all residents are well informed about these details, it is proposed that the Flood Warning & Evacuation Plan will be provided to residents prior to occupation.

5.15 Additionally, the Flood Warning & Evacuation Plan recommends a range of measures should be put in place. These include:

- Flood Warnings Direct documentation should be provided to all residents.
- Residents will sign up to the Environment Agency's Flood Warnings Direct service.
- In the event of a flood alert being issued, residents should prepare a flood kit, which should contain items such as phone numbers, insurance documents, bank cards and money, medicine and medical devices, hearing aid batteries, glasses and contact lenses, clothing, toothbrush, and personal items (if residents have a baby, they should also prepare a baby pack with nappies, clothing, and baby food).
- In the event of a flooding warning being issued, electricity should be turned off, water should be switched off, and gas should be turned off.
- The temporary flood barrier should be installed when appropriate.

5.16 The Flood Warning & Evacuation Plan explains that by utilising the flood warning systems available, it is anticipated that the residents living in the flat will be able to egress from the site in a safe manner in advance of an extreme (1.0 – 0.1 percent probability) storm event occurring.

5.17 It is proposed that the development will operate in accordance with the Flood Response Plan.

5.18 In light of the above, the proposed development is deemed to be acceptable in terms of flooding risks in relation to the building.

Impacts of noise from commercial premises on the intended occupiers of the development

5.19 Paragraph MA.2.(2)(d) only requires noise associated with commercial premises to be considered during the Class MA prior notification process.

5.20 Although 3 Holbeach Road is located within the primary residential area there will be a number of commercial premises located near to the proposed flat. As a result, an acoustic survey has been undertaken to assess the potential impacts of noise from commercial premises on the intended occupiers of the development.

5.21 The accompanying Residential Noise Assessment, which has been prepared by NOVA Acoustics, provides the results of the acoustic survey. In response to the findings of the acoustic survey, the Residential Noise Assessment provides recommendations for the sound insulation scheme that should be installed to enable reasonable internal acoustic environments to be achieved in habitable rooms within the proposed flat. The recommended sound insulation scheme can be summarised as follows:

- Installing enhanced glazing
- Installing appropriate ventilation
- Upgrading the separating wall between the proposed flat and the existing shop
- Upgrading the separating floor between the proposed flat and the Class E floor space on the ground floor

Further details about the recommended sound insulation scheme are provided in the accompanying Residential Noise Assessment.

5.22 It is proposed that the recommended sound insulation scheme will be installed.

5.23 In order to deliver the recommended sound insulation scheme, the existing windows and ventilation on the first floor will need to be upgraded. This will require external alterations to be made to the building. These external alterations will involve installing replacement UPVC double glazed windows on the first floor and installing two new aluminium ventilation louvres for the mechanical ventilation system on the first floor at the rear of the building.

5.24 The National Planning Practice Guidance[2] (NPPG) explains that where associated physical development is required to implement a change of use, but the permitted development right for the change of use does allow for these physical works, developers will need to consider whether these works constitute development and ensure they have planning permission if necessary. This effectively confirms that external alterations which constitute development can still take place to deliver a change of use permitted by Class MA provided the relevant planning permission is in place for these works to take place.

5.25 In accordance with the approach set out in the NPPG, the applicant submitted a full planning application to South Holland District Council in December 2025 to seek planning permission for the minor external alterations that will need to be carried out to implement the sound insulation scheme that is recommended in the Residential Noise Assessment (planning application H16-1276-25). On 24th February 2026, South Holland District Council granted planning permission for these external alterations. As such, the replacement double glazed windows and the two ventilation louvres have already been granted planning permission. The planning permission does not lapse until February 2029 and therefore remains extant. A copy of the Decision Notice for planning permission H16-1276-25 is provided in Appendix 1 along with the drawings approved by planning permission H16-1276-25[3].

5.26 The replacement double glazed windows that are permitted by planning permission H16-1276-25 will achieve the level of attenuation that is recommended in the Residential Noise Assessment. The installation of these replacement windows will therefore ensure that the residents living in the new flat are not put at an unacceptable risk from, or adversely affected by, unacceptable levels of noise pollution from commercial premises.

[2] When is permission required? Paragraph: 055 Reference ID: 13-055-20140306

[3] The drawings included in Appendix 1 have been provided for reference only, and have not been submitted for approval as part of this application. The drawings that have been submitted for approval as part of this application are listed at paragraph 1.2 of this Supporting Statement.

5.27 The external works that were approved by planning permission H16-1276-25 will also enable a suitable mechanical ventilation system to be installed in the flat that complies with the recommendations in the Residential Noise Assessment.

5.28 Paragraph W.(13) of Part 3 of Schedule 2 to the GPDO 2015 (as amended) establishes that

> *"The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval."*

There is nothing in Paragraph W.(13), or in the NPPG, to prevent the imposition of a planning condition on the prior approval that would require the replacement windows and the new ventilation louvres permitted by planning permission H16-1276-25 to be installed prior to the occupation of the proposed flat. The use of such a planning condition to control this would ensure that the recommended sound insulation scheme would be fully installed prior to the occupation of the proposed flat.

5.29 It is therefore proposed that the following planning condition is attached to the prior approval for the proposed flat:

> *The flat hereby approved shall not be occupied until the completion of works approved under planning permission H16-1276-25 granted by South Holland District Council on 24th February 2026.*

5.30 As this planning condition would be reasonably related to the subject matter of the prior approval, namely the impacts of noise from commercial premises on the intended occupiers of the development, it is considered that the use of this planning condition would comply with the requirements of Paragraph W.(13).

5.31 The proposed approach is also consistent with the High Court judgement in *R (oao LW Zenith Ltd) v SSLUHC & Hart DC [2022] EWHC 3317 (Admin)*, which concerned a prior notification application relating to the former Class O permitted development right. In this case, 11 of the 34 proposed flats required windows to be installed to ensure the provision of adequate natural light in all the habitable rooms. Planning permission had already been granted to install these additional windows. In summary, HHJ Jarman KC held that imposing a planning condition to prevent the occupation of the proposed flats until the works approved by the extant planning permission had been carried out *"…was an obvious solution to allowing the change of use…"* and therefore such a condition would be reasonably related to the subject matter of the prior approval. As a result, HHJ Jarman KC held that *"…By failing to grapple with this, the inspector failed to have regard to a material consideration."*

5.32 Additionally, it has been established by several planning inspectors that Class MA prior notification applications can be approved subject to conditions that require external works benefitting from an extant planning permission to be completed prior to the occupation of the approved dwellings[4].

5.33 In light of the above, it is concluded that the proposed development is acceptable in relation to impacts of noise from commercial premises on the intended occupiers of the development.

[4] For example:

- Appeal Ref: APP/L5810/W/22/3311171 (112-114 Whitton High Street, Twickenham Richmond TW2 7LN)
- Appeal Ref: APP/R3515/W/23/3328479 (31-33 Garrick Way, Ipswich IP1 6NF)
- Appeal Ref: APP/C3620/W/25/3374467 (Ashcombe House, The Crescent, Leatherhead, KT22 8ED)

Where the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area

5.34 The application site is not located in a conservation area.

The provision of adequate natural light in all habitable rooms of the dwellinghouses

5.35 Paragraph X of Part 3 of Schedule 2 to the GPDO 2015 (as amended) states that

> *""habitable rooms" means any rooms used or intended to be used for sleeping or living which are not solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms"*

5.36 The accompanying drawings show that all the proposed habitable rooms in the flat will be served by windows, which will allow adequate natural light to enter these rooms. As such, it is considered that this condition is satisfied.

The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

5.37 The application site is located in a primarily residential area. As such, the application site is not located in an area that the local planning authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Where the development involves the loss of services provided by a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost

5.38 The proposed change of use will not lead to a loss of services provided by a registered nursery, or a health centre maintained under section 2 or 3 of the National Health Service Act 2006.

Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

5.39 The proposed development is for a one dwelling and there are no other dwellings in the building. As such, the proposed development will not result in a building that contains two or more dwellinghouses. Additionally, the property does not satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). As such, the proposal does not meet the fire risk condition.

6. Conclusion

6.1 This Supporting Statement has demonstrated that the proposed development complies with all the criteria, limitations and restrictions specified in paragraph MA.1. of Class MA of Part 3 of Schedule 2 to the GPDO 2015 (as amended). This Supporting Statement, and the accompanying reports, also demonstrate that the proposed development is acceptable in respect of all the relevant prior approval matters set out in in paragraph MA.2. of Class MA of Part 3 of Schedule 2 to the GPDO 2015 (as amended). It is therefore concluded that the proposed development is permitted by virtue of Class MA of Part 3 of Schedule 2 to the GPDO 2015 (as amended), and prior approval should be granted for the proposed development.

Appendix 1:

Decision Notice H16-1276-25 and the drawings approved by planning permission H16-1276-25

Astill Planning Consultants Ltd.
144 New Walk
Leicester
LE1 7JA

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H16-1276-25	**Date of Decision:**	24th February 2026
Applicant:	Karavan Holdings Ltd. C/O Astill Planning Consultants Ltd. 144 New Walk Leicester LE1 7JA		
Location:	3 Holbeach Road Spalding		
Description:	Proposed External Alterations		

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been GRANTED (or equivalent) for the development referred to above, subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

-Location Plan - 1428-MPD-PLA-DR-0001 Rev P 04
-Proposed Block Plan - 1428-MPD-PLA-DR-1100 Rev P 05
-Proposed Elevations - 1428-MPD-PLA-DR-1400 Rev P 06
-Proposed GF. Plan - 1428-MPD-PLA-DR-1200 Rev P 05
-Proposed FF. Plan - 1428-MPD-PLA-DR-1201 Rev P 05
-Proposed Roof Plan - 1428-MPD-PLA-DR-1300 Rev P 03
-Flood Risk Assessment, 2474-FWL-XX-XX-RP-Z-0002-V3, produced by Farrow Walsh, dated January 2026

-Supporting Statement, A2019-03-03-01-AP (Rev A), produced by Astill, dated 26th January 2026

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The materials of the external surfaces (including brickwork, finish, roof tiles and windows) of the development hereby permitted shall be carried out in accordance with the details outlined within the application form and approved plans.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Biodiversity Net Gain

The applicant's attention is drawn to the following Biodiversity Net Gain requirement.

The effect of Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan, or

(c) the development is exempt from the biodiversity gain condition.

For guidance on the contents, in respect of the details that must be submitted and agreed by the Local Planning Authority, prior to the commencement of the consented development, please see the GOV.uk website and Planning Practice Guidance.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at
https://www.gov.uk/guidance/biodiversity-net-gain.

Based on the information available and submitted in support of this application, the Local Planning Authority considers that the development hereby permitted is exempt and therefore will not require the approval of a biodiversity gain plan, prior to the commencement of development; with the development comprising a statutory exemption as listed below: -

The development would not impact a priority habitat and would impact less than 25 square metres (5m by 5m) of on-site habitat and 5 metres of on-site linear habitats such as hedgerows.

As such, the development hereby permitted will not be subject to the biodiversity gain condition.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

For clarity the LPA do not consider that irreplaceable habitats are present at this site.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where

(a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and

(b) the conditions subject to which the planning permission is granted:

(i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and

(ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph

18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:
The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

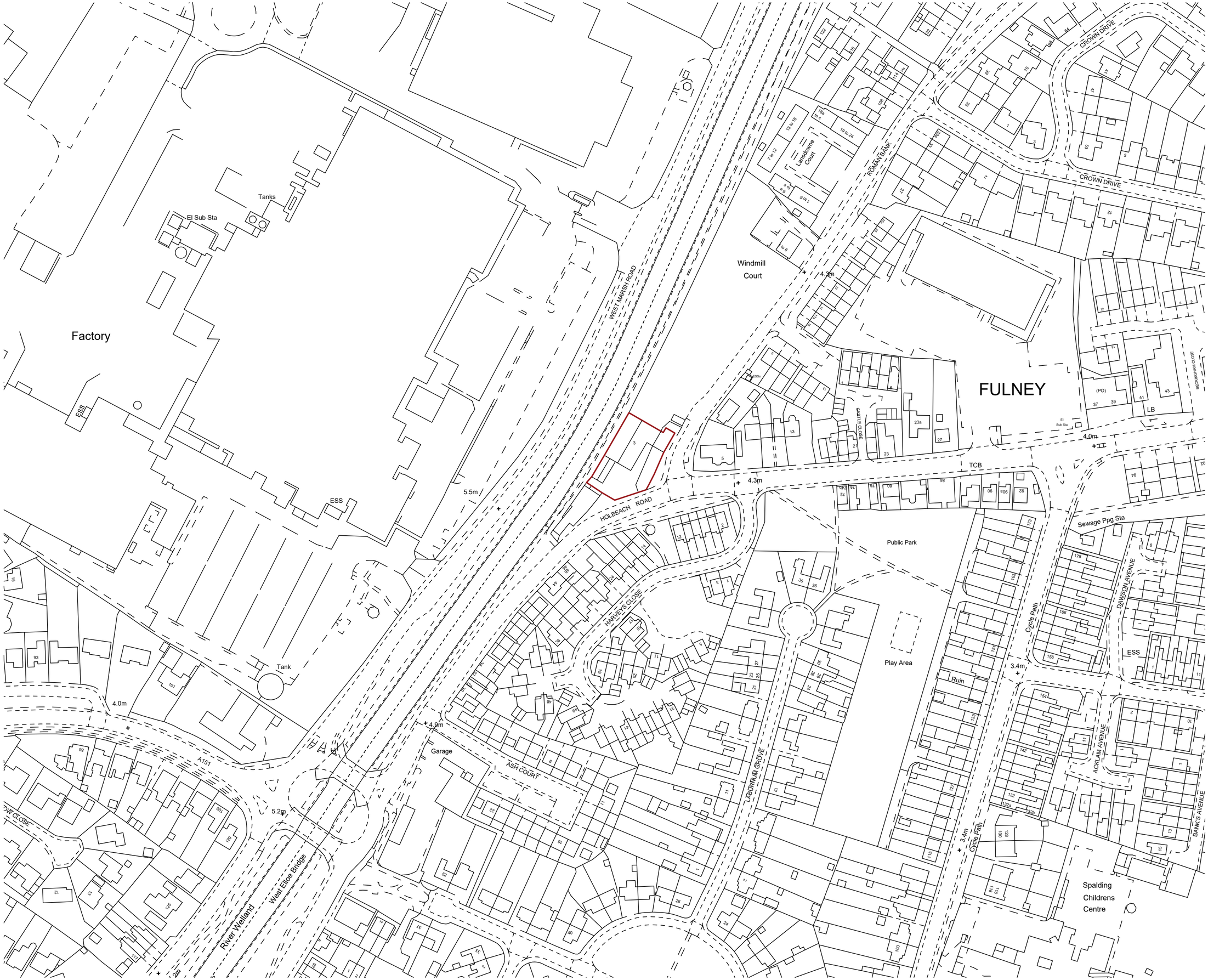
If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.



Rev	Date	Revision Details	Auth
P04	26/01/2026	Planning Issue	ZM
P03	18/11/2025	Planning Issue	ZM
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultans, if in doubt please ask.

2. Masterplan Design Ltd have been employed solely for producing Planning / Standard Building Regulations drawings for this project, and will not be held liable for any works conducted on site or elsewhere. Any further services from Masterplan Design Ltd would need to be agreed in writing.

3. This drawing is the copyright of Masterplan Design Ltd and is intended for the sole use of the person named above. It cannot be reproduced without the permission of Masterplan Design Ltd.

DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

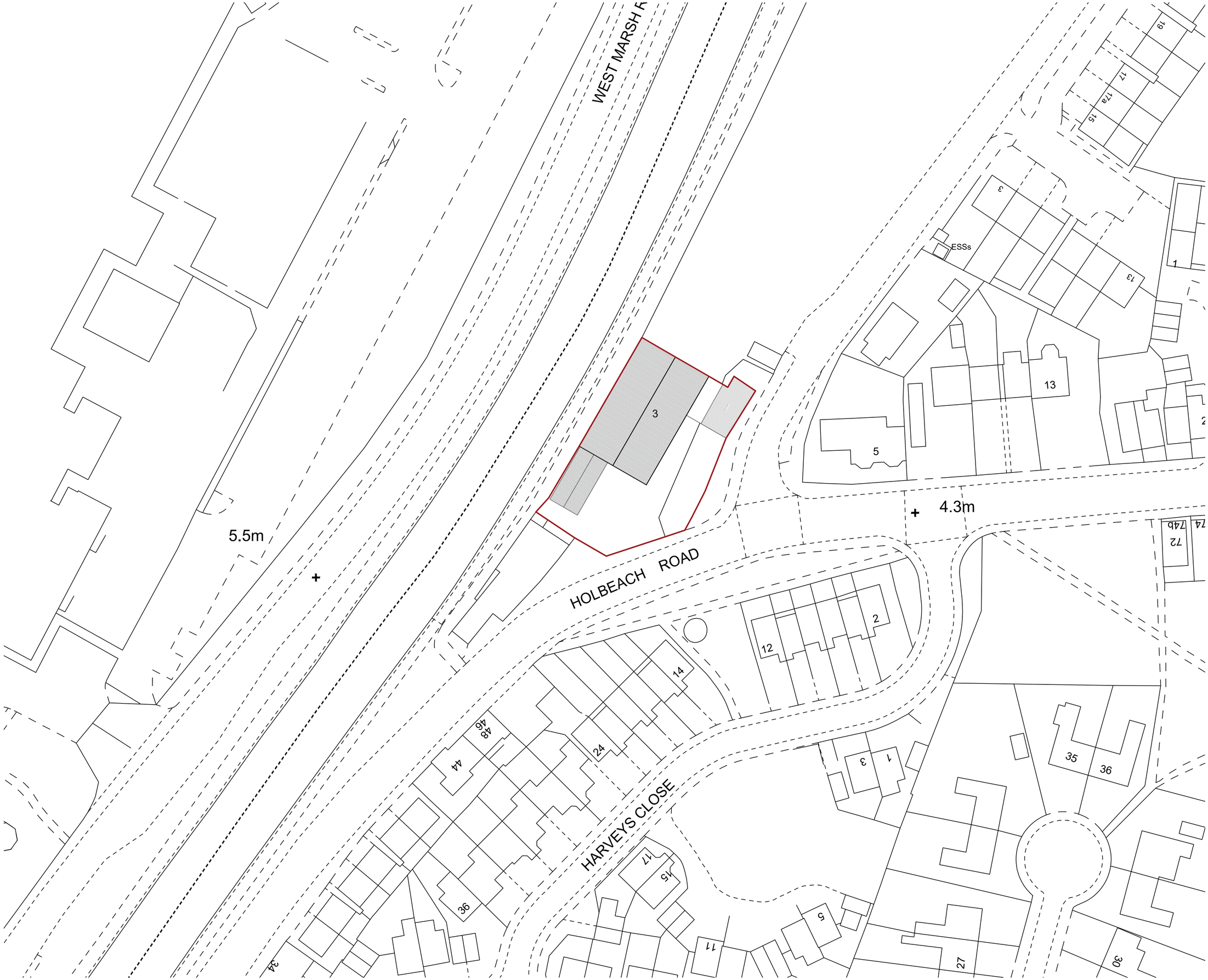
Project Description
Full Planning Application
External Alterations

Drawing Title
Location Plan

Drawing Number	Revision
1428 - MPD - PLA - DR - 0001 (Project Ref - Originator - Work Stage - File Type - Drawing Ref)	P 04

Drawn	Checked	Date	Scale	
ZM	RK	Jan 2026	1:1250	@ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE



N

Rev	Date	Revision Details	Auth
P05	26/01/2026	Planning issue	ZM
P04	18/11/2025	Planning issue	ZM
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultants, if in doubt please ask.

2. Masterplan Design Ltd have been employed solely for producing Planning / Standard Building Regulations drawings for this project, and will not be held liable for any works conducted on site or elsewhere. Any further services from Masterplan Design Ltd would need to be agreed in writing.

3. This drawing is the copyright of Masterplan Design Ltd and is intended for the sole use of the person named above. It cannot be reproduced without the permission of Masterplan Design Ltd.

DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Full Planning Application
External Alterations

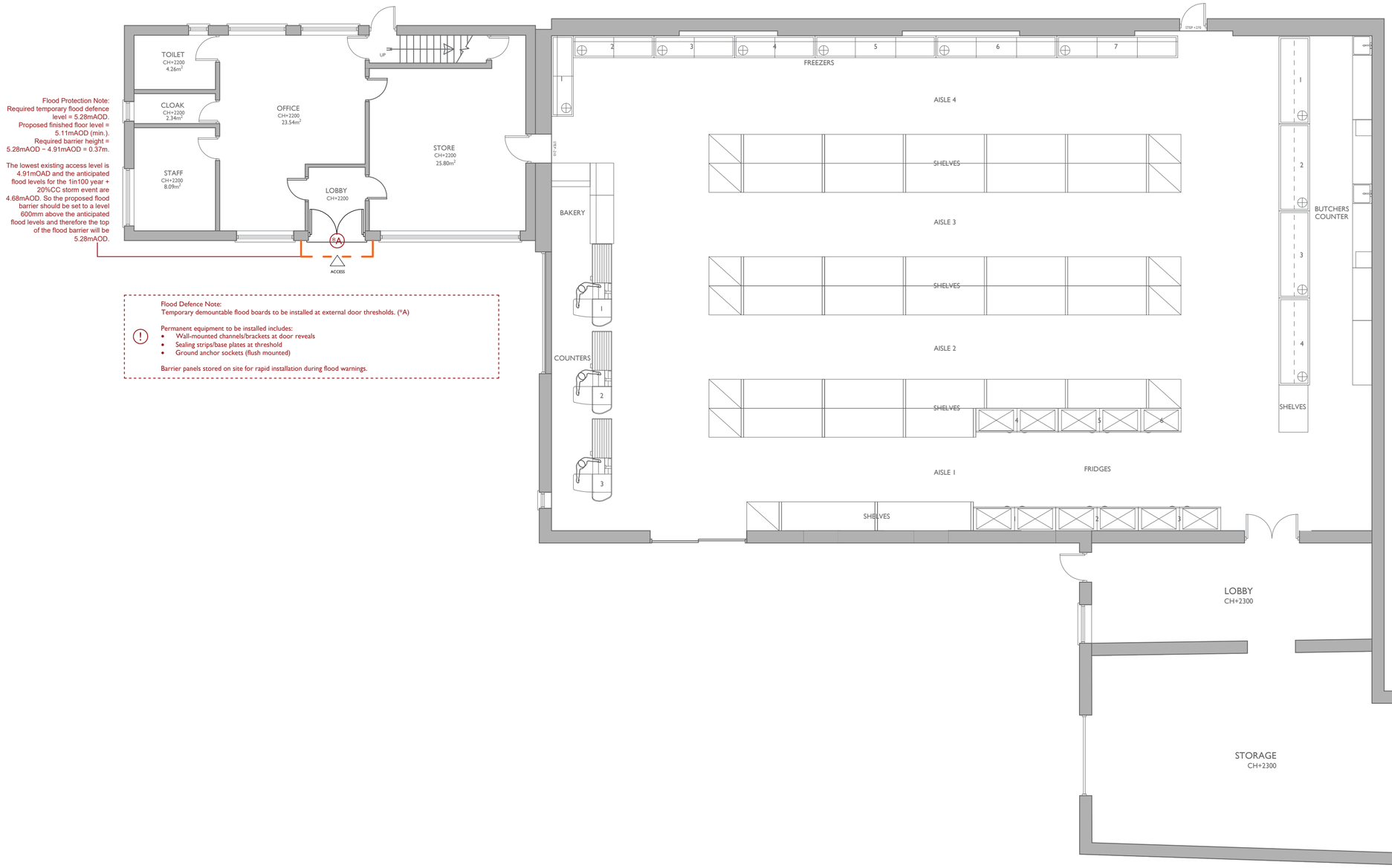
Drawing Title
Proposed Block Plan

Drawing Number					Revision
1428 -	MPD -	PLA	- DR -	1100	P 05
Project Ref	Originator	Work Stage	File Type	Drawing Ref	

Drawn	Checked	Date	Scale	
ZM	RK	Jan 2026	1:500	@ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE

PROPOSED GROUND FLOOR PLAN
SCALE 1:100 (UNCHANGED)



Flood Protection Note:
Required temporary flood defence level = 5.28mAOD.
Proposed finished floor level = 5.11mAOD (min.).
Required barrier height = 5.28mAOD − 4.91mAOD = 0.37m.

The lowest existing access level is 4.91mOAD and the anticipated flood levels for the 1in100 year + 20%CC storm event are 4.68mAOD. So the proposed flood barrier should be set to a level 600mm above the anticipated flood levels and therefore the top of the flood barrier will be 5.28mAOD.

Flood Defence Note:
Temporary demountable flood boards to be installed at external door thresholds. (*A)

Permanent equipment to be installed includes:
- Wall-mounted channels/brackets at door reveals
- Sealing strips/base plates at threshold
- Ground anchor sockets (flush mounted)

Barrier panels stored on site for rapid installation during flood warnings.

Rev	Date	Revision Details	Auth
P05	26/01/2026	Planning Issue	ZM
P04	20/11/2025	Planning Issue	ZM
F01	18/07/202	Initial Issue	ZM
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultants, if in doubt please ask.

2. Masterplan Design Ltd have been employed solely for producing Planning / Standard Building Regulations drawings for this project, and will not be held liable for any works conducted on site or elsewhere. Any further services from Masterplan Design Ltd would need to be agreed in writing.

3. This drawing is the copyright of Masterplan Design Ltd and is intended for the sole use of the person named above. It cannot be reproduced without the permission of Masterplan Design Ltd.

DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Full Planning Application
External Alterations

Drawing Title
Proposed GF. Plan

Drawing Number	Revision
1428 - MPD - PLA - DR - 1200 (Project Ref - Originator - Work Stage - Fin Type - Drawing Ref)	P 05

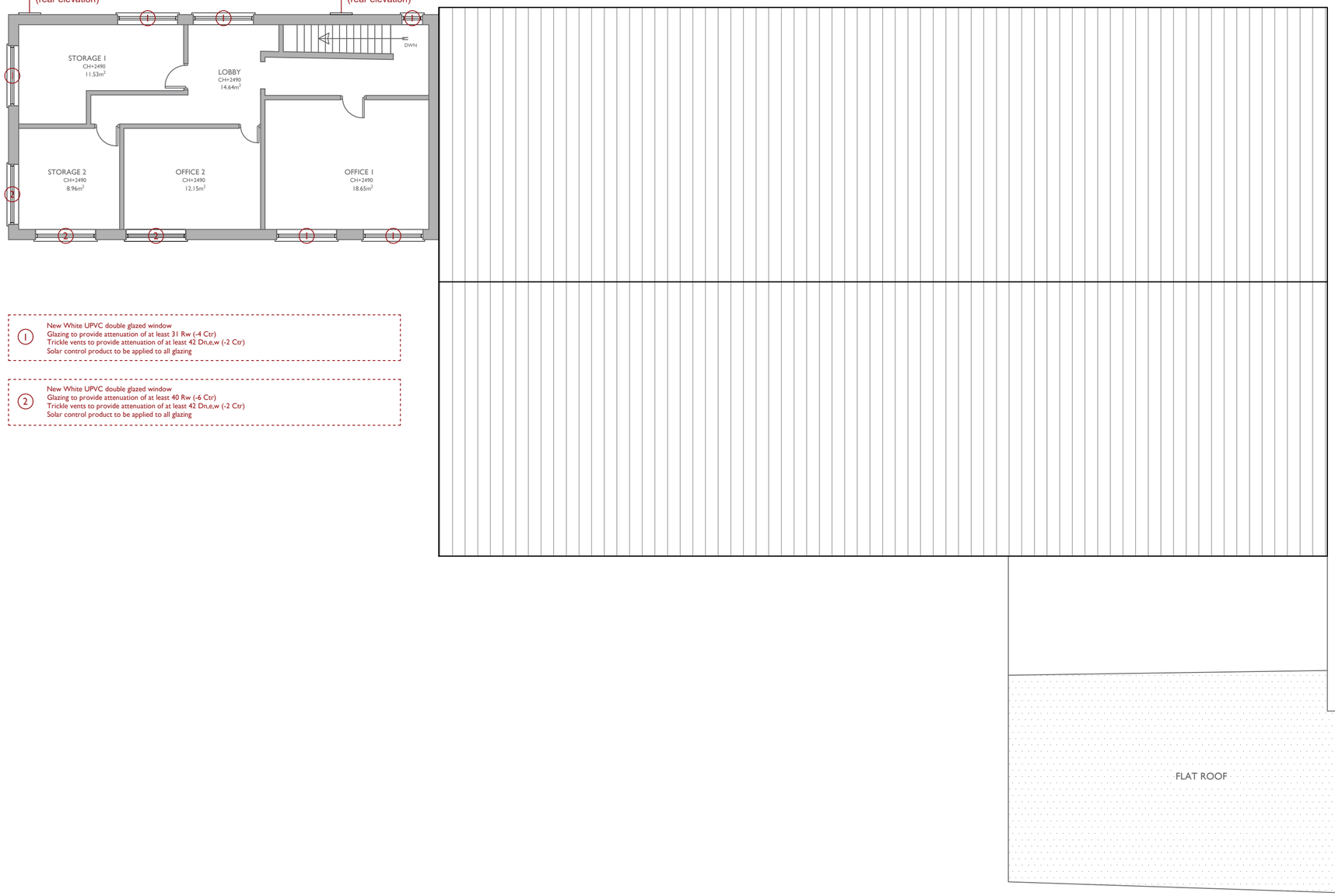
Drawn	Checked	Date	Scale
ZM	RK	Jan 2026	1:100 @ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE

PROPOSED FIRST FLOOR PLAN
SCALE 1:100

New powder-coated aluminium ventilation louvres to match existing brickwork and will serve as a mechanical ventilation system (rear elevation)

New powder-coated aluminium ventilation louvres to match existing brickwork and will serve as a mechanical ventilation system (rear elevation)



(1) New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

(2) New White UPVC double glazed window
Glazing to provide attenuation of at least 40 Rw (-6 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

Rev	Date	Revision Details	Auth
P05	26/01/2026	Planning Issue	ZM
P04	18/11/2025	Planning issue	ZM
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultants, if in doubt please ask.

2. Masterplan Design Ltd have been employed solely for producing Planning / Standard Building Regulations drawings for this project, and will not be held liable for any works conducted on site or elsewhere. Any further services from Masterplan Design Ltd would need to be agreed in writing.

3. This drawing is the copyright of Masterplan Design Ltd and is intended for the sole use of the person named above. It cannot be reproduced without the permission of Masterplan Design Ltd.

DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Full Planning Application
External Alterations

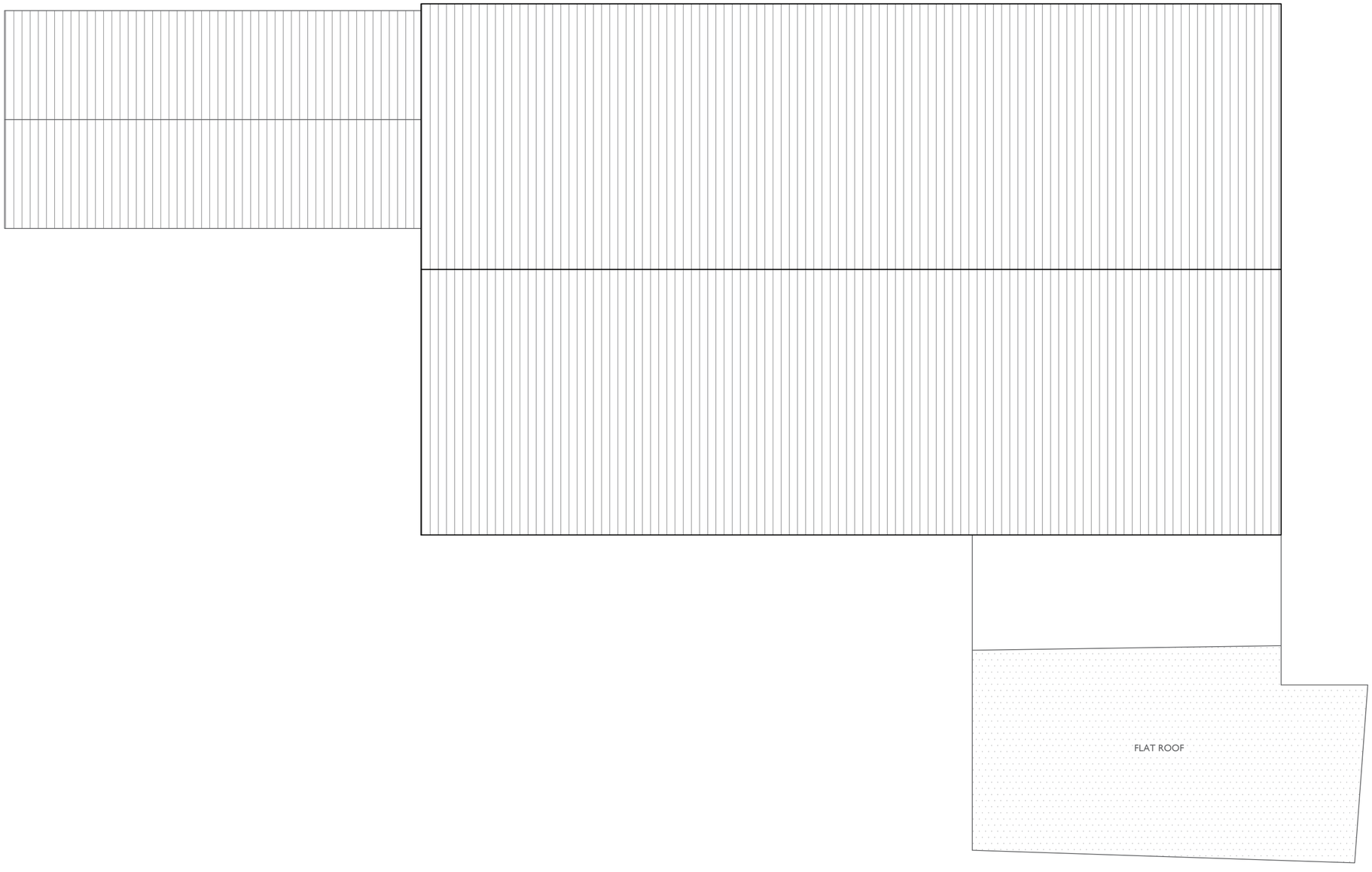
Drawing Title
Proposed FF. Plan

Drawing Number						Revision
1428	MPD	PLA	DR	1201		P 05
Project Ref	Originator	Work Stage	File Type	Drawing Ref		

Drawn	Checked	Date	Scale	
ZM	RK	Jan 2026	1:100	@ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE

PROPOSED ROOF PLAN
SCALE 1:100



Rev	Date	Revision Details	Auth
P03	26/01/2026	Planning Issue	ZM
P02	18/11/2025	External Alterations	ZM
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultants, if in doubt please ask.

2. Masterplan Design Ltd have been employed solely for producing Planning / Standard Building Regulations drawings for this project, and will not be held liable for any works conduced on site or elsewhere. Any further services from Masterplan Design Ltd would need to be agreed in writing.

3. This drawing is the copyright of Masterplan Design Ltd and is intended for the sole use of the person named above. It cannot be reproduced without the permission of Masterplan Design Ltd.

DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Full Planning Application
For External Alterations

Drawing Title
Proposed Roof Plan

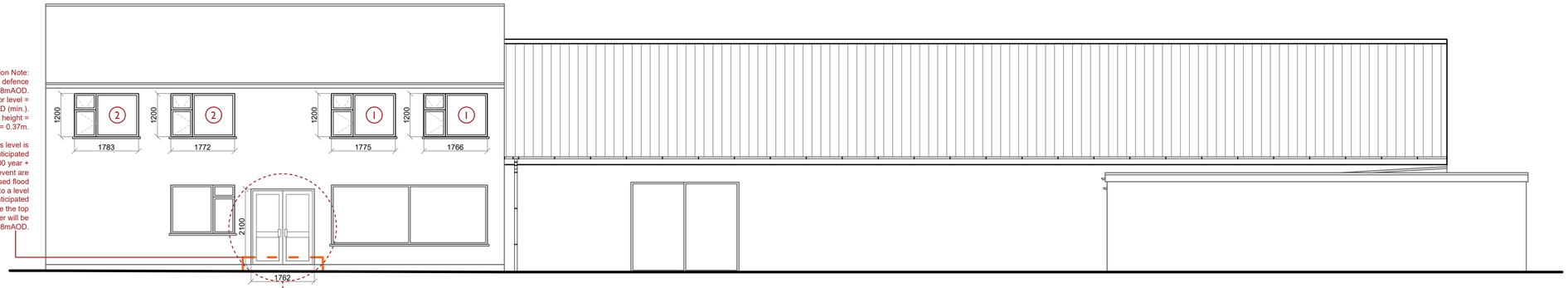
Drawing Number	Revision
1428 - MPD - PLA - DR - 1300 Project Ref - Originator - Work Stage - File Type - Drawing Ref	P 03

Drawn	Checked	Date	Scale
ZM	RK	Jan 2026	1:100 @ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE

Flood Protection Note:
Required temporary flood defence level = 5.28mAOD.
Proposed finished floor level = 5.11mAOD (min.).
Required barrier height = 5.28mAOD − 4.91mAOD = 0.37m.

The lowest existing access level is 4.91mOAD and the anticipated flood levels for the 1in100 year + 20%CC storm event are 4.68mAOD. So the proposed flood barrier should be set to a level 600mm above the anticipated flood levels and therefore the top of the flood barrier will be 5.28mAOD.



PROPOSED FRONT ELEVATION
SCALE 1:100

Flood Defence Note:
Temporary demountable flood boards to be installed at external door thresholds.

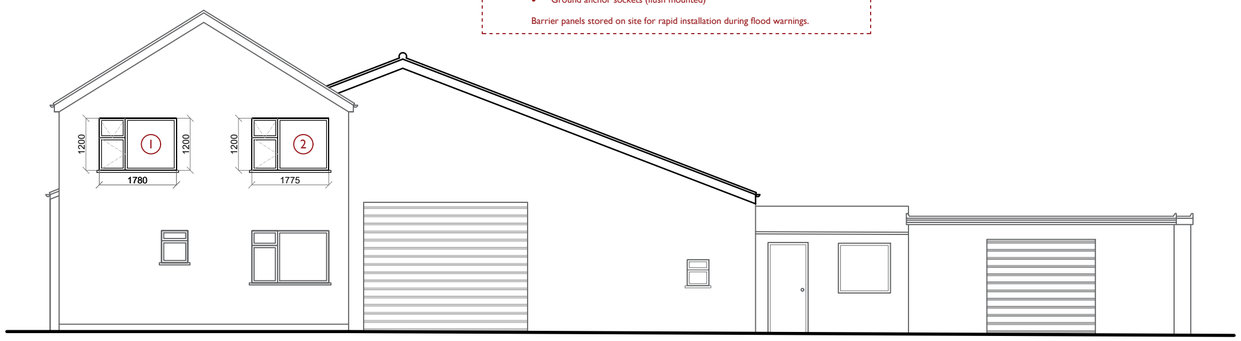
(!)

Permanent equipment to be installed includes:
- Wall-mounted channels/brackets at door reveals
- Sealing strips/base plates at threshold
- Ground anchor sockets (flush mounted)

Barrier panels stored on site for rapid installation during flood warnings.

(1) New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

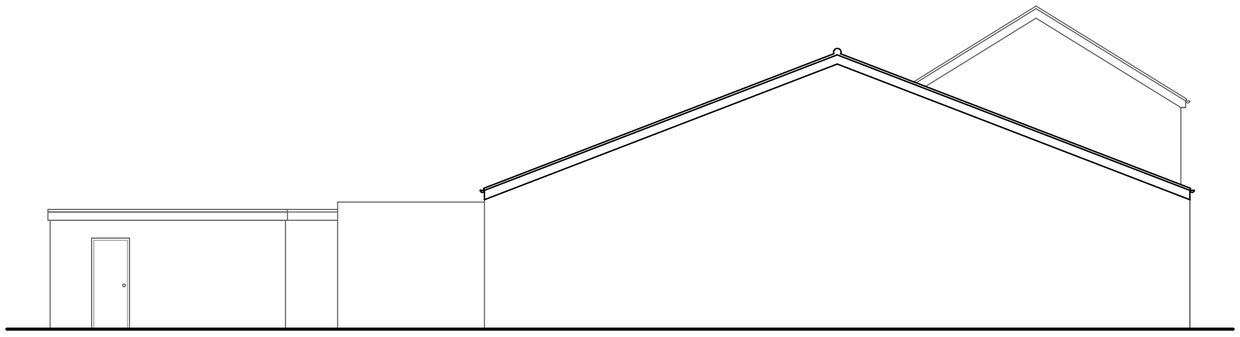
(2) New White UPVC double glazed window
Glazing to provide attenuation of at least 40 Rw (-6 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing



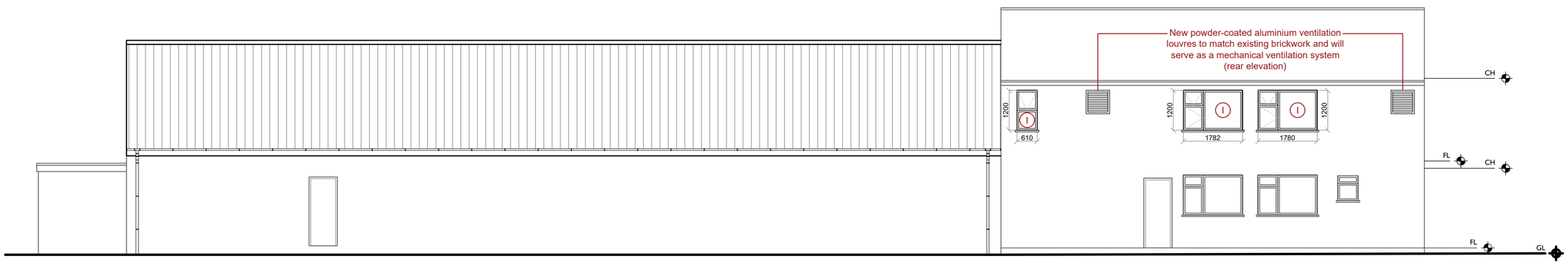
PROPOSED SIDE ELEVATION
SCALE 1:100

(1) New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing

(2) New White UPVC double glazed window
Glazing to provide attenuation of at least 40 Rw (-6 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

(1) New White UPVC double glazed window
Glazing to provide attenuation of at least 31 Rw (-4 Ctr)
Trickle vents to provide attenuation of at least 42 Dn,e,w (-2 Ctr)
Solar control product to be applied to all glazing



Size: 68x70.5x52.8CM Weight: 4.1KG±5%/PCS
Name: L-type flood control board
Thickness: 4MM±5%
Material: red ABS, Surface anti-UV coating

Rev	Date	Revision Details	Auth
P06	26/01/2026	Planning Issue	ZM
P05	20/11/2025	Planning issue	ZM
P04	03/06/2025	Window desgin added	SN
P03	01/05/2025	Planning issue	ME
P02	24/04/2025	Planning issue	ME
P01	07/04/2025	Planning issue	ME

NOTES:

1. Do not scale, plotted dimensions are to be undertaken as current information. All dimensions are to be checked and confirmed on site prior to any works undertaken by the contractor. Any discrepancies found are to be immediately reported to the consultants, if in doubt please ask.

2. Masterplan Design Ltd have been employed solely for producing Planning / Standard Building Regulations drawings for this project, and will not be held liable for any works conducted on site or elsewhere. Any further services from Masterplan Design Ltd would need to be agreed in writing.

3. This drawing is the copyright of Masterplan Design Ltd and is intended for the sole use of the person named above. It cannot be reproduced without the permission of Masterplan Design Ltd.

DRAWING STAGE

FEASIBILITY		PLANNING	■
TENDER		BUILDING REGULATIONS	
CONSTRUCTION		AS BUILT	

Client Name
Mr. K. Ahmad

Project Address
3 Holbeach Road, Spalding, PE11 2HJ

Project Description
Full Planning Application
For External Alterations

Drawing Title
Proposed Elevations

Drawing Number					Revision
1428 -	MPD -	PLA	- DR -	1400	P 06
Project Ref	Originator	Work Stage	File Type	Drawing Ref	

Drawn	Checked	Date	Scale	
ZM	RK	Jan 2026	1:100	@ A2

MASTERPLAN DESIGN
(0116) 319 3870
www.masterplandesign.co.uk
info@masterplandesign.co.uk
259 London Road, Leicester, LE2 3BE