



# DESIGN AND ACCESS STATEMENT

ERECTION OF PERGOLA WITHIN GARDEN – 6 MOORHEN WAY SPALDING

JUL 25 REV A

## Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protecting the environment.

This statement supports a planning application for the erection of a timber pergola within the rear garden of the property at the above address. The proposal seeks to enhance the outdoor amenity space while maintaining the character of the area and ensuring no adverse impact on neighbouring properties.

## Site Description

The site is a 3 bedroom detached dwelling with a garden area of 167m<sup>2</sup> surrounded by a 1.9m fence surrounding the dwelling

The application site is a private residential dwelling located in a suburban area of Spalding, Lincolnshire. The property is a [detached/semi-detached/terraced] house with a rear garden bounded by fencing and neighbouring residential properties. The surrounding area is characterised by similar residential properties with established gardens and a variety of small domestic outbuildings and garden structures.

## **Proposal**

The pergola is not bolted to the ground or set in concrete but sat on top of the patio area as per the submitted site plan

The pergola has a eaves that over hang near 400mm and is set in from the boundary fence to avoid overhanging

The ridge height is 2765mm from the patio level

The Eaves height is 2135mm from the patio level

## **Planning considerations**

### **a) Design and Visual Impact**

The pergola is of a modest scale and constructed using materials that are in keeping with a domestic garden setting. It will not be enclosed with solid sides or roofing and will remain visually lightweight and unobtrusive.

### **b) Neighbouring Amenity**

The structure has been carefully positioned to avoid overshadowing or loss of privacy. Due to its open design and height, it will not have an overbearing effect on adjoining properties.

### **c) Permitted Development**

While many pergolas fall under permitted development, this application is made due to (e.g., the height exceeding 2.5m within 2m of a boundary) this is slightly over that at 2.7m

### **d) Local Planning Policy**

The proposal aligns with policies of the **South East Lincolnshire Local Plan (2019)**, particularly Policy 2 (Development Management), which supports domestic alterations that respect residential amenity and local character.

## Conclusion

The proposed pergola is a modest and sympathetic addition to the residential garden, enhancing the usability of the outdoor space without compromising visual or residential amenity. We respectfully request that planning permission be granted.

## Photos



Post sitting on top of patio



View of pergola from rear of house





Rear garden – Rear boundary



Side elevation – overhang



Pergola