MT Architecture Ltd
DEPENDABLE ARCHITECTURAL SERVICES

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Our Ref: 025031.

025031 43 Cowbit Road Spalding PE11 2RQ.

HERITAGE, DESIGN AND ACCESS STATEMENT.



July 2025.

1. INTRODUCTION.

This document has been developed by MT Architecture Ltd on behalf of Mr & Mrs Anderson who owns 43 Cowbit Road Spalding PE112RQ. MT Architecture Ltd can confirm the following supporting material is to be read in conjunction with this Design & Access Statement:

- *025031 / 01 Site Location Plan.*
- *025031 / 02 Existing Site Block Plan.*
- *025031 / 03 Proposed Site Block Plan.*
- *025031 / 04 Proposed GA Plans.*
- *025031 / 05 Proposed Elevations.*

2. SITE LOCATION AND ITS APPEARANCE.

The site is within the settlement boundaries of Spalding as outlined within the South East Lincolnshire Local Plan, 2019. The site is located towards the end of a private drive, with dwellings to its front, giving a degree of privacy and separation from the road. The site also lies within a designated Conservation Area (Spalding Conservation Area) that was designated back in 1970.

43 Cowbit Road is a three storey semi detached property, and is constructed in facing brickwork complete with slate roof covering.

The front of the property is secure with low level iron railings with black finials and the rear garden is screened by a 1.8M high close boarded fence.

Vehicular access to the rear of the property is provided via a single access driveway off of Cowbit Road (as illustrated upon page 1). Whilst the access is owned by No.43A Cowbit Road, No.43 has a right of way over the driveway.

No.43 benefits from a generously sized rear garden and at the far eastern point of the site, an existing pea shingle / gravel driveway has been provided to provide valuable off road parking.



Image illustrating the rear Garden / Driveway of No.43 Cowbit Road.

3. RELEVANT RECENT PLANNING HISTORY

Reference	Location	Proposal	Received	Type	Status
H16-0302-25	43A COWBIT ROAD SPALDING PE11 2RQ.				
Proposed utility and garage extension			25-03-25	FULL	Approved.
H16-1178-20	43A COWBIT ROAD SPALDING PE11 2RQ.				
Proposed detached garage			29-12-20	FULL	Approved.
H16-0343-20	36 COWBIT ROAD SPALDING PE11 2RQ.				
Proposed Vehicular Access			28-04-20	FULL	Approved.
H16-0432-19	40A Cowbit Road Spalding PE11 2RQ.				
Erection of conservatory, car port, porch and summer house.					
			23-04-19	S191 LAWFUL USE CERT	Approved.
H16-1109-17	41 COWBIT ROAD SPALDING PE11 2RQ.				
Proposed veh access and removal of fencing			14-11-17	FULL	Approved.
H16-0710-17	Riverside Walk Guest House 40A Cowbit Road Spalding PE11 2RQ.				
Change use of dwelling from a guest house to residential dwelling.					
			27-07-17	FULL	Approved.
H16-0034-16	Rear of 34 and 34a Cowbit Road Spalding PE11 2RQ.				
Residential dwelling			12-01-16	FULL	Approved.
H16-1006-15	43 COWBIT ROAD SPALDING PE11 2RQ.				
New vehicular access			26-10-15	FULL	Approved.
H16-1011-07	40A Cowbit Road Spalding Lincs PE11 2RQ.				

Change of use of dwelling to dwelling/bed & breakfast . 25-07-07
FULL Approved.

H16-0297-03 40A Cowbit Road Spalding Lincs PE11 2RQ.
Erection of double garage 10-03-03 FULL Approved.

4. DESIGN.

The design focuses on providing a detached Garage at the rear of the site to provide secure / sheltered accommodation for my client's motor vehicle, Storage area and Games / Gym.

The proposed building measures 7.6 x 6.45M and has been designed with a Garage and WC upon the Ground Floor and staircase leading to Games / Gym area upon the First Floor.

The profile / height, scale and mass of the proposal matches that of the neighbouring building (located North of our site). The pitched roof ridge tile sits approximately 7.2M from ground level and all (4no) velux rooflights are located higher than 1.7M from the First Floor FFL (finished floor level).

Externally, the outbuilding is to be finished in facing brickwork (red facing brickwork to match the existing property as closely as possible) plus Concrete Interlocking roof tiles (in dark grey) together with White UPVC windows and dark grey roller shutter door.

The proposed outbuilding is to be subservient in size to that of the host dwelling, and as stated above, matches the profile of the precedent located North of the application site.

The proposed building materials are also believed to be in keeping of its surroundings, and we can confirm that the proposal will not be visible from Cowbit Road as the building is masked / well screened by the existing dwellings (41, 42 & 43 Cowbit Road), and therefore, it is believed that The proposed development will cause no harm to the character and appearance of the Conservation Area.

Taking into consideration the above points raised together with precedents in evidence at both No.41 and 43a Cowbit Road, it is deemed that the proposal to locate an outbuilding at the rear of No.43 should be deemed favourably by The Local Planning Authority.

From a Highways perspective, Vehicles currently parking within the site can enter the site and exit the site in a forward gear and this will remain the case with the inclusion of the proposed outbuilding as illustrated upon drawing 025031 / 3A.

The following Planning policies applicable to this project in reference to the South East Lincolnshire Plan adopted March 2019 are:

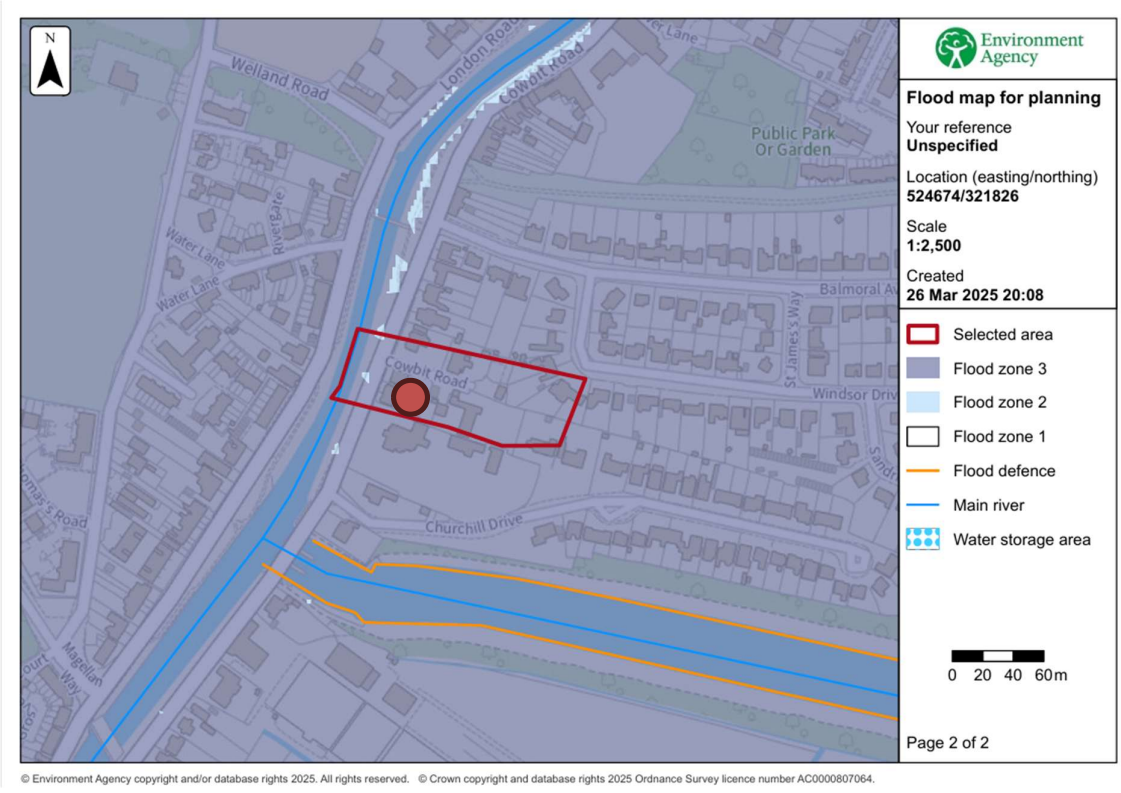
- 02 Development Management.
- 03 Design of New Development.
- 04 Approach to flood risk.
- 29 The Historic Environment.

5. FLOOD ZONE 3.

The application site is located within Flood Zone 3 as confirmed by The Environment Agency (please see relevant Flood Risk Data 524674/321826).

We can confirm that whilst The Environment Agency states “your selected location is in flood zone 3, an area with a high probability of flooding”, the following safeguarding measures will be provided to ensure that not only does our proposal not provide adverse risk of Flooding elsewhere, but also:

1. Floor construction to be a suspended floor to allow water to not affect the floor structure in the unlikely event of flooding.
2. Masonry (traditionally) built building (robust and suitable construction method).
3. All electrics to be provided at a suitable height above the FFL (finished floor level) to ensure no electrics will be affected by future flooding (all electrics to be provided a minimum of 600mm from the Garage FFL).



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43 Cowbit Road Spalding PE112RQ.

Section 14 of the NPPF requires development plans to "apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property.

They should do this, and manage any residual risk, by: applying the sequential test and then, if necessary, the exception test as set out below". Paragraph 174 of the NPPF states "the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas
with a lower risk of flooding".

The strategic flood risk assessment provides the basis for applying this test.
Paragraph 175 of the NPPF states that "the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)."

If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate. The process for applying the Exception Test is outlined within Paragraphs 177, 178 and 179 of the NPPF. Paragraph 178 states "to pass the exception test it should be demonstrated that: a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall".

The site lies within Flood Zone 3 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South-East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan, including the spatial strategy and the assessment of housing and employment sites. Policy 4 of the SELLP is clear in that "Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted" in instances where specific criteria is met.

It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the SFRA as a basis to apply the sequential test.

Within the SFRA the site is classed as danger for all, with a hazard depth of 2 metres.

That being said, in line with Footnote 62 and Paragraph 176 of the NPPF, there is no need to apply the sequential test or exception test in this instance. While the risk of flooding on the site is significant, the proposed extension would not exacerbate this. The development would be no more at risk of flooding than the host property and would make the host property no

more vulnerable than it currently is. As such, it would be entirely inappropriate to resist the proposal on this basis.

Overall, when considering the development on balance, it is considered, given the mitigation measures detailed and recommended by condition, that the proposal accords with Policies 2, 3 and 4 of the SELLP and the intentions of the NPPF with regards to flood risk.

6. HERITAGE.

The application site is located within a designated Conservation Area as stated previously, however the proposal is not deemed to affect the immediate surroundings of the site, the Conservation Area and the proposed building cannot be viewed from Cowbit Road.

Furthermore, when assessing the location / siting of the building against Heritage assets within the vicinity, there is only 1no Heritage asset located within 180 metres of the application site and that is 42 - 44 London Road (Listing Entry Number 1306663).

LONDON ROAD 1. 5313 (West Side) No 41 (Limehurst) TF 2421 1/194 2.7.74. II

2. Early C19. 2 storeys in red brick with hipped roof in Welsh slate with lions' mask guttering. 3 windows, hung sashes with glazing bars, 2 to ground floor with marginal glazing. Door of 8 panels with round-arched fanlight. Stacks at gable ends. Round-headed windows to side elevation.

Listing NGR: TF2464122022

Legacy
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Legacy System number:
197330
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42 – 44 London Road is located to the West side of the River Welland and we can confirm there are no visual links between this Heritage asset and the application site.

It is therefore deemed that the proposal has no impact on Conservation area nor any Heritage Assets.

11/08/2025 MRT
MT Architecture Ltd

Rev D 21.08.25