

Online Comment

Application H16-1224-25
Location 43 Cowbit Road Spalding Lincolnshire PE11 2RQ
Proposal Proposed Detached Garage with Home Gym/Games Room Above

Name Imogen Colenutt, Assistant Conservation Officer
Address Council Offices The Hub Mareham Road LN9 6PH

Date Submitted 20-01-26
For/Against Comments

Having reviewed the application in its entirety, I have no objection to the proposal.

Although the site lies within the Spalding Conservation area, the proposed location of the new garage/gym building is set well back from the road, positioned to the rear of the main house. As a result, the building would be effectively screened from public view, including views from Cowbit road.

Consequently, the development should not be visible from the public realm of the CA and should not harm to its character or appearance. Any potential sightlines toward the building would be limited and would have only a minimal visual impact.

A full material schedule condition MD01 is recommended based on reason 2 - to ensure the quality of the building within the Conservation Area and to help mitigate any potential harm to its character and appearance.