



PLANNING STATEMENT

PROPOSED GARAGE

AT

THE OLD BARNS
RAVENS BANK
WHAPLODE ST. CATHERINES
SPALDING
PE12 6SG

FOR

MR GOODING

Job No. 2421A – Revision B

March 2026

Swann Edwards Addition is part of

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Place of Business: Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.



1.0 INTRODUCTION

This statement is submitted in support of the Householder Planning Application for the proposed garage at The Old Barns, Ravens Bank, Whaplode St. Catherines, Spalding, PE12 6SG.

2.0 SITE & CONTEXT

The application site comprises a converted barn now in lawful residential use. The property displays a traditional rural character, with external materials including brickwork and a slate roof.

The surrounding area is characterised by a varied arrangement of buildings and outbuildings, reflecting its agricultural origins. There is no single uniform approach to the positioning of garages and ancillary structures, with examples in a range of locations relative to host dwellings.

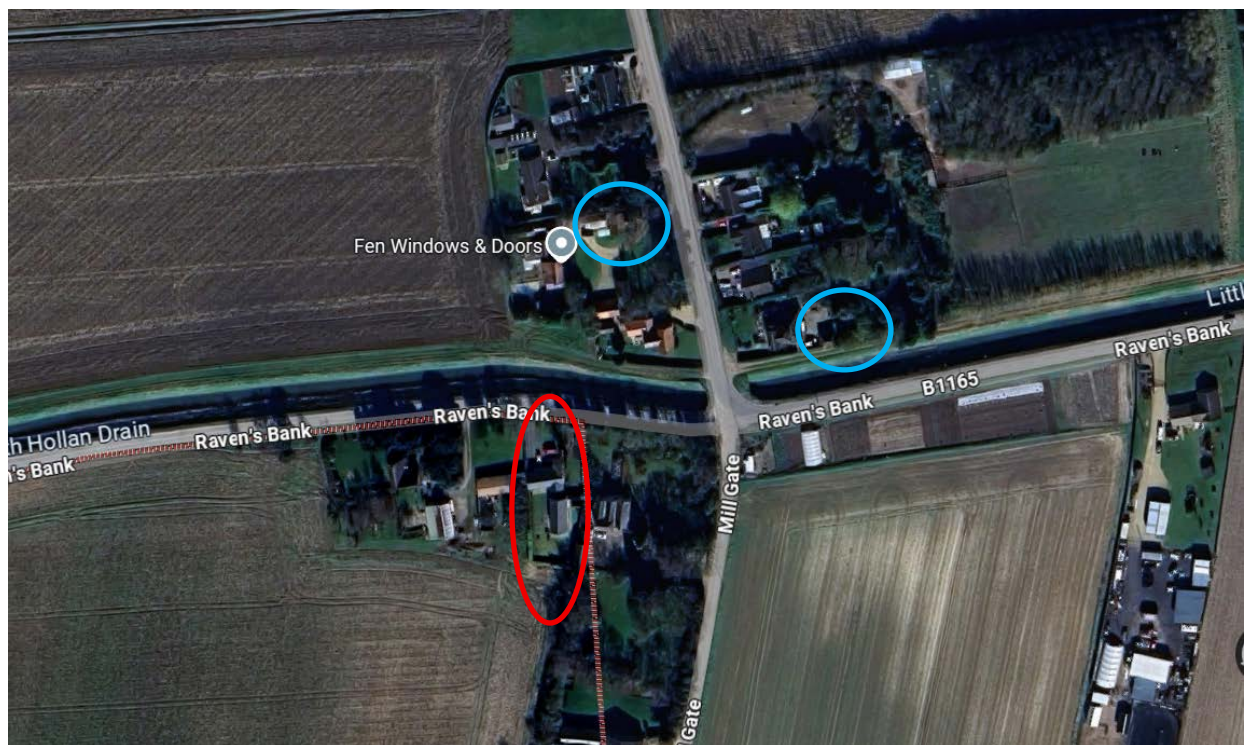


Figure 1: Site Image from Google Earth *

* Red line indicates application site and blue lines indicates immediate neighbouring properties with garages to the principle elevation.

3.0 PROPOSED DEVELOPMENT

The proposal seeks consent for the erection of a single garage to serve the host dwelling. The structure has been designed as a modest and clearly subordinate addition.

The garage is of timber frame construction and adopts a material palette that responds positively to the host property:

- Timber cladding, reinforcing the rural and agricultural character
- Black profiled metal roof sheeting, reflecting the appearance of traditional agricultural outbuildings and providing a contemporary yet sympathetic finish
- Any visible brickwork will be selected to closely match the existing property

The scale and proportions of the garage have been carefully considered, with a height comparable to the host dwelling but a significantly smaller footprint and overall massing.

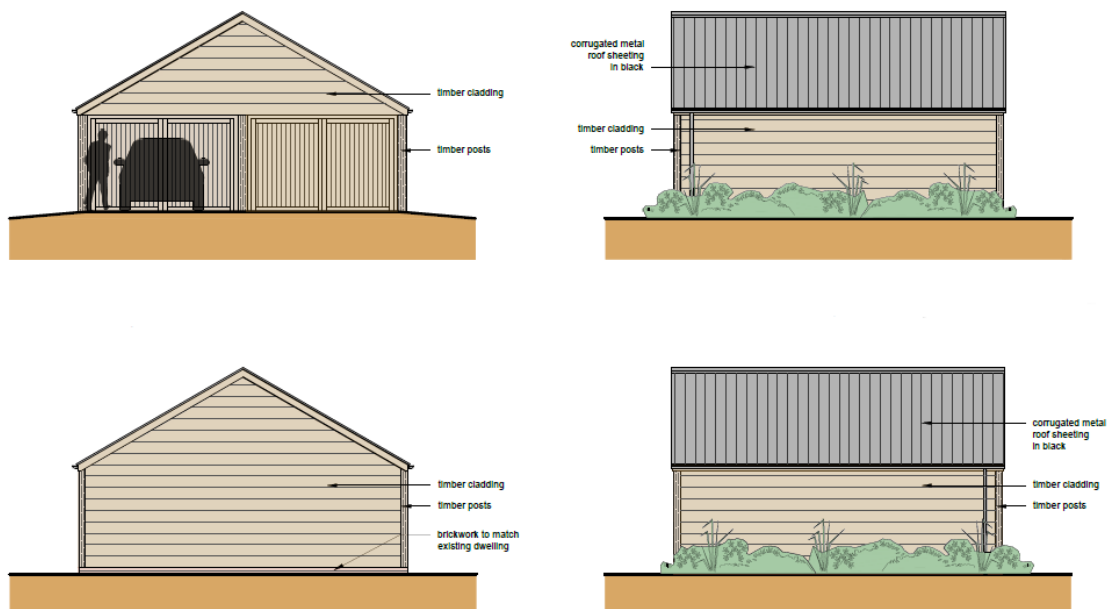


Figure 2: Proposed elevations

4.0 DESIGN & CHARACTER

The design approach ensures the garage appears as a sympathetic, ancillary structure that complements the converted barn. The use of timber cladding allows the building to read as a lightweight, subservient outbuilding, consistent with traditional rural forms.

The use of black profiled metal roof sheeting further reinforces the agricultural character of the structure, drawing on the vernacular of local farm buildings and outbuildings, and providing a recessive, visually appropriate finish within the rural setting.

The siting of the garage reflects the varied pattern of development in the surrounding area, where outbuildings and garages are not uniformly positioned and are often influenced by site-specific constraints and historic layouts.



Figure 3: Proposed site plan

5.0 IMPACT ON THE SURROUNDING AREA

Due to its modest scale, appropriate materials, and considered design, the proposed garage will integrate well within the site and its wider setting.

The proposed metal roof finish, by virtue of its dark tone and agricultural association, will not appear visually intrusive and will assist in assimilating the building into the rural context.

The development will preserve the character and appearance of the host dwelling and surrounding area, and will not result in any adverse visual impact.

6.0 CONCLUSION

The proposed garage represents a well-designed and proportionate addition that respects the character of the host property and its rural context.

Its scale, siting, and materiality ensure that it will sit comfortably within the established pattern of development in the area. The proposal is therefore considered to accord with relevant planning policies and should be supported.