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Additional Supporting Information

Site: 115 Broadgate Whaplode Drove Spalding PE12 0TW
Applicants: Mr & Mrs S Pearce
Proposals: Proposed Barn Extension

Proposed Use

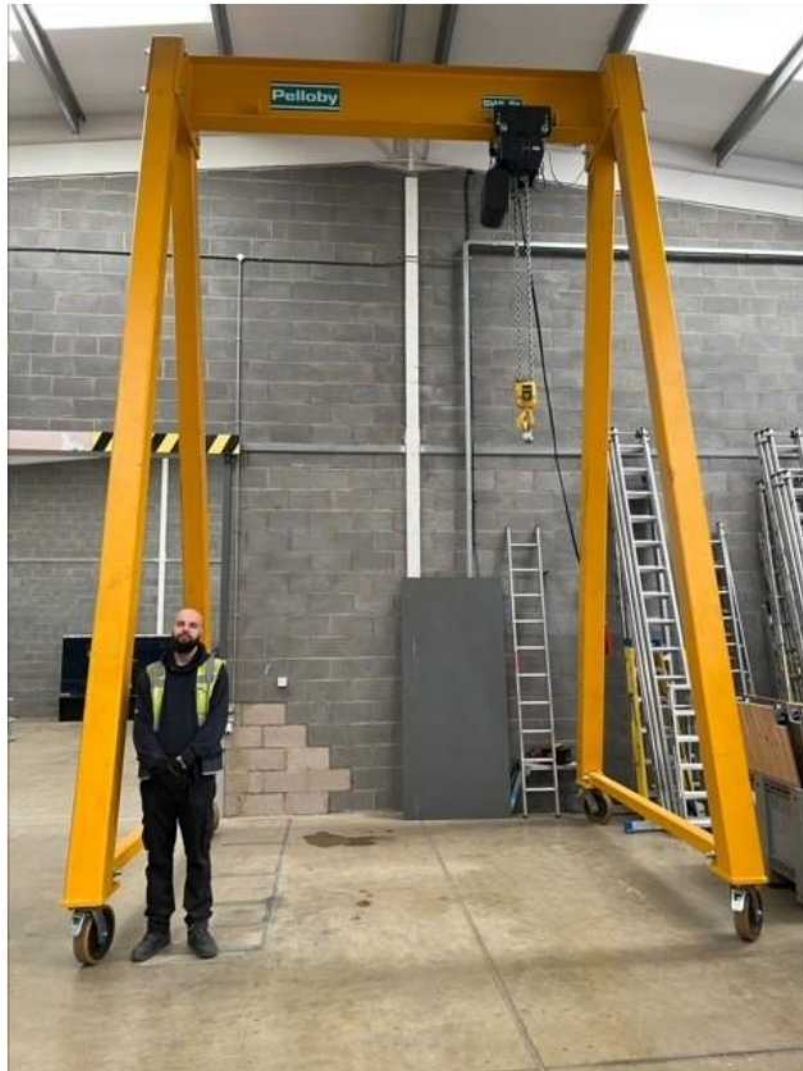
1. The applicants are both currently involved with Steam Traction Engines. They wish to purchase and thus be able to store and maintain traction engines at the application site.
2. The photos below show the applicants with the type of Traction Engines they propose to purchase. The height of the people illustrates the size of the engines.







3. It will also be necessary to install a crane in the proposed barn extension, in order to lift the traction engine so that, for example, a wheel can be removed. The type and size of crane is illustrated in the photo below. The barn extension has been designed to provide the space and headroom required to undertake this hobby.



Conclusions

4. The proposed barn extension is for a private hobby purpose, which is for a purpose incidental to the enjoyment of the dwellinghouse rather than a commercial operation. Consideration has been given to permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2 Part 1 – Development within the Curtilage of a Dwellinghouse. However, there are limits on the extent of Class E development. It is accepted that the size of the proposed barn extension will exceed these limitations, particularly in respect of the height of the building and the height of the eaves.
5. It is submitted that the sympathetic design and extensive woodland setting, where the mature tree canopies exceed the height of the proposed extension, will enable the proposed development to integrate sensitively with the character and appearance of the surrounding area without any unacceptable visual impacts.
6. For all the above reasons, we commend the application proposals to the local planning authority for approval.

J Shephard
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