



J.R. & J.E.G. Shephard
Town Planning and
Building Design Consultants

1a KING EDWARD ROAD
BEDFORD MK41 9SF
Tel: 01234-328328
Email: jrs@jjdesign.org.uk

Supporting Statement

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

Location and Surroundings

1. The site is located on the east side of Broadgate, north of Drove Road, set back from the public highway to the rear of a frontage pond, and extending to the rear of existing dwellings fronting to Broadgate. The property includes an area of woodland extending to Division Drain.
2. The existing property is a detached three-bedroom bungalow. The property includes a detached single storey replacement shed, cattle shed and stables in the southern corner of the site, behind the private sewage treatment works and the walled garden (former glasshouse).
3. To the north and south are existing properties comprising bungalows and houses, with traditional two storey cottages opposite. The property boundary extends to the north and south at the rear of adjoining dwellings. An existing garage and stables block is provided in the south-west corner of the property behind adjoining properties.



Planning History

4. The following recent planning history has been obtained from South Holland District Council:

H23-0188-07 Replace store shed, cattle shed and stables (retrospective)

Conditional Approval 17 April 2007.

This appears to be the existing detached single storey building referred to above.

The Application Proposals

5. The application proposes a 10m x 20m extension to the existing single storey monopitch building. One roller shutter door is proposed on the northern gable elevation and single personnel doors on the western and southern elevations.
6. Proposed external materials will be:
 - Walls: Olive green profiled steel cladding.
 - Roof: Olive green profiled steel sheeting.
7. The proposals are required to accommodate the needs of the applicants' private hobby use (restoration and maintenance of steam traction engines) and will be for purposes incidental to the enjoyment of the dwellinghouse.

Local and National Policies

8. The following South East Lincolnshire Local Plan 2011-2036 (SELLP) policies have been considered:

Policy 1	- Spatial Strategy
Policy 2	- Development Management
Policy 3	- Design of New Development
Policy 4	- Approach to Flood Risk

9. The following National Planning Policy Framework policies have been considered:

Paragraph 38	- Positive and creative approach to decision making
Paragraphs 47-48	- Determining planning applications
Paragraphs 55-56	- Planning conditions
Paragraphs 126-130	- Achieving well-designed places
Paragraph 174	- Conserving and enhancing the natural environment

10. Whaplode Drove is designated in Policy 1 of the SELLP as "other service centre and settlement" where development will be permitted within development boundaries. Whilst the front of the application site is within the Settlement Boundary it is noted that the bungalow and buildings are outside the Settlement Boundary. It is submitted, however, that the bungalow and existing outbuildings form part of the existing street scene in this part of Broadgate and should therefore be considered as part of the village. The existing buildings are part of the residential curtilage of the dwelling.
11. It is a material consideration that the Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2 Part 1 – Development within the Curtilage of a Dwellinghouse permits buildings in the curtilage of a dwelling for purposes incidental to the enjoyment of the dwellinghouse. It is however, accepted

that this proposal does not meet the criteria for 'permitted development' due to the height of the proposals.

12. Policy 2 of the SELLP advises that proposals requiring planning permission will be permitted provided that certain criteria are met. We would submit that this barn extension proposal has been carefully designed to integrate sensitively with the character and appearance of the surrounding area whilst providing for the needs of the applicant's hobby.
13. The Planning Framework para 126 states that *good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*. It is submitted that this sensitively designed proposed barn extension is sustainable development because it will be located at a reasonable distance from other private dwellings and screened by the existing trees.
14. It is noted that the planning approval in 2007 included a condition limiting the use of the approved buildings to purposes incidental to the enjoyment of the dwellinghouse and not for commercial purposes. The applicants would be willing to accept a similar condition on a planning permission for the application proposals.

Visual Impact

15. The application site lies adjacent to an existing woodland. This will screen the proposed barn extension and soften its appearance in the wider landscape. The proposals will retain the existing mature trees located to the west as well as the existing plantation to the east.
16. The building has been designed with the eaves height of 5.7m and a ridge height of 6.8m which is well below the height of the existing trees on both sides of the proposed building which will reduce the perceived bulk and height when viewed from neighbouring properties.
17. New hedge planting is proposed on the southern boundary, which will also screen the proposed extension. Planting details can be secured by a suitable planning condition.
18. Views into/from the site are limited by the existing boundary fencing and the mature woodland context.

Impact on Neighbours

19. The immediate neighbouring properties are 117 and 119 Broadgate. The building is screened from these properties by existing mature trees, which include evergreen species. The adjoining land is in use as pony paddocks. The proposed barn extension is located such that it will not impact natural lighting to the neighbouring properties and will not be over-bearing. It is submitted that the proposals will not have any unacceptable impact on the neighbouring properties.

Impact on Trees

20. The site has extensive tree cover, and the proposals include the removal of four low quality trees. It is submitted that this loss of trees is insignificant in the wider context and the extent of tree planting which will remain on the site.

Flood Risk

21. The Environment Agency Flood Map for Planning indicates the site within Flood Zone 1, an area of low probability of flooding. Areas of Flood Zone 2 and 3 extend over open countryside to the south of the property either side of Division Drain.

Highways

22. The application site is accessed directly from Whaplode Drove which is subject to the local 30mph speed limit. There is a public footway on the opposite side of the road, with street lighting. The existing site layout includes generous gravel surfaced vehicle hardstanding and turning areas, which will not conflict with the proposed barn extension. There will be no material increase in vehicular traffic arising because of the proposed barn extension, which is for the private use of the occupiers of the dwelling rather than any commercial purposes.

Conclusions

23. The proposed barn extension is for a private hobby purpose, this 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 extension will exceed these limitations, particularly in respect of the height of the building and the height of the eaves.
24. It is submitted that the sympathetic design and extensive woodland setting will enable the proposed extension to integrate sensitively with the character and appearance of the surrounding area and not cause any unacceptable visual impacts.
25. For all the above reasons, we commend the application proposals to the local planning authority for approval.

J Shephard
April 2023
Our ref: 22119/JRS/ls

APPENDIX 1

COPY OF FLOOD MAP

Flood map for planning

Your reference
22119

Location (easting/northing)
531663/312470

Created
14 Apr 2023 16:39

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

