



Planning Statement

For

Demolition of Outbuilding and Erection of Holiday Let

At:

53 Broadgate

Whaplode Drove

Spalding

Lincolnshire

PE12 0TN



1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a full planning application for the demolition of part of an outbuilding and erection of a holiday let at 53 Broadgate, Whaplode Drove. The building is currently used as a garden store and forms part of an overall building structure which also contains a home office, both used by the applicant. The building sits just behind the dwelling on the site and forward of a large area of woodland and green space, also under the ownership of the applicant. There are several popular campsites and holiday lets in the area which are regularly fully booked, it is clear that there is a strong demand for this type of staycation destination.

This application is to be made by JC Architectural Consultant on behalf of The applicant who intend to further develop the site to offer a modern holiday let in a desirable location to the general public.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0387-23-01 Proposed Holiday Let

1.3 Planning History

The site has sought no planning permissions in the past but the dwelling to the front of the site, under the ownership of the applicants, has been granted approval for demolition and construction of a replacement dwelling in 2021 under ref: H23-0953-20. This approval has yet to be instated but the intention is still for the development to be carried out in the future.

2. Site and Surroundings

2.1 The Site Location

The site is located off Broadgate, the main road running through the centre of the village of Whaplode Drove, a small village approximately 10 miles from Spalding. The village contains predominantly residential dwellings surrounded by agricultural land, as is typical of a South Holland village. Whaplode Drove has a number of facilities for a small village, there is a car garage and petrol station, a shop and a small pub, there is also a fishing lake adjacent to the site and there is a regular bus link that connects to the area to the town of Spalding.

The site currently has an outbuilding that has both a home office and a garden store, the latter of which is to be demolished to make way for the holiday let. This sits directly behind the dwelling 53 Broadgate and is accessed via the same shared access from the main road.

2.2 Local Amenities

The site is in the heart of the village and therefore benefits from all of the amenities offered in the area, including those mentioned above. The bus link that connects the village with Spalding allows for people to very easily get around and access a vast number of services and places within the local area. However, given that the application is for a holiday let it is expected that visitors will travel to the area and stay within the immediate setting for the duration of their stay, in which they will be able to access everything they need by the services provided in the village.

3. Proposal

3.1 Proposed Development

This application seeks full planning consent for the demolition of part of an outbuilding and erection of a holiday let at 53 Broadgate, Whaplode Drove.

The holiday let will be small in size but will offer a comfortable space to stay for a couple/small family. It will have its own private outdoor space and will offer a parking space within the site.

3.2 Site Layout

The site layout will make use of the seclusion to the rear of the building, providing a private patio and seating in this area. The holiday let will sit on the footprint of the outbuilding and will extend by approximately 3m to the side. The parking space for the holiday let will be adjacent to the outbuilding so will be very close to the entrance. The remainder of the site around the holiday let remain as existing so will offer a comfortable peaceful place to stay.

The existing access to the site will be maintained and extended to run the the required length to access the holiday let. The access is sufficient for the small amount of traffic movements this development will create, given that the nature of the site will lead to people visiting and remaining on site during the duration of their stay.

4. Use

At present the site is a large residential garden to the dwelling to the front of the site, no. 53 Broadgate.

The proposed application will see the change of use of the area of land where the holiday let will sit. This will become business use in order to serve as a holiday let.

5. Amount & Scale

The proposal, as detailed above, will be to create a single one-bedroom holiday let. The site will give ample private space for the guests so that the they feel that they have a spacious area that they can relax in without being overlooked by others.

The existing area of the portion of the outbuilding that is to be demolished is 25.8m². The total area of the proposed holiday let is 41.4m². This represents an increase in area of approximately 60%.

6. Layout

The layout of the site and the holiday let internals can be seen on drawing no. 0387-23-01. The building comprises of an open plan kitchen and living room, a large double bedroom and a shower room. Double doors lead from the bedroom out on to the patio where there will be a private area to sit and relax.

7. Highway Implications

There are no implications to the highway as the existing access from Broadgate will be maintained throughout and its continued use will be shared with the main dwelling once the building works have been completed. The existing access is suitably wide enough for modern vehicles and the visibility splays at present are sufficient for the speed limit of the road, although these will be improved further with the proposed scheme. The low level, sporadic traffic movements to and from the holiday let would result in no excessive use of the access and would therefore not require upgrading from its current state.

8. Land Contamination

It is understood that there is no land contamination within the site.

9. Tree Survey

As the site generally has a large number of trees throughout the position of the nearest to the application site have been marked on the Proposed Block Plan and the list below details their species, approximate size, whether it is to be retained and any precautions to be put in place to ensure

it is protected during the works. Any other trees beyond those detailed below are considered to be of sufficient distance from the application site so as to not be affected by the works and will be retained and maintained as part of the ongoing maintenance of the site.

T1 – Species: Hazel

Trunk diameter: 200mm

Canopy Radius: 2000mm

Retained: No

T2 – Species: Silver Birch

Trunk Diameter: 150mm

Canopy Radius: 3000mm

Retained: Yes

Protection: Heras fencing to full canopy area (where possible)

T3 - Species: Willow (Trunk)

Trunk Diameter: 600mm

Canopy Radius: 2000mm

Retained: Yes

Protection: Heras fencing to full canopy area

T4 - Species: Oak

Trunk Diameter: 400mm

Canopy Radius: 5000mm

Retained: Yes

Protection: Heras fencing to full canopy area

T5 - Species: Willow (Trunk)

Trunk Diameter: 700mm

Canopy Radius: 1500mm

Retained: Yes

Protection: None

T6 - Species: Oak

Trunk Diameter: 350mm

Canopy Radius: 7000mm

Retained: Yes

Protection: None