



Our ref: 4394-25

JUSTIFICATION STATEMENT

CHANGE OF USE OF LAND TO DOMESTIC & ERECTION OF WORKSHOP & STORES

**AT
ACORN LODGE
CRANESGATE NORTH
WHAPLODE ST CATHERINE
SPALDING
LINCS
PE12 6ST**

This application is to acquire Town & Country Planning Permission under one application, firstly to change the use of the land which has been used for domestic garden over the last few years along with erection of workshop and stores.

The workshop will be used by my client and his close family members for the purposes of hobby activities of woodworking (furniture/cabinet making)/ woodturning, metal working (small fabrication/repair) and general property maintenance activities. This is purely for his own personal enjoyment as he is a keen DIY'er and Mechanical Engineer by trade, this will not be used for commercial purpose/interest. The machinery it will contain is all associated with these hobby activities and/or the upkeep of the property, machinery such as bandsaw, table saw, planer/thicknesser, lathe, drill press etc.

With almost 3 acres of land they have various mowers/tractors/trailers/tools etc. which all require frequent up keep and maintenance, so the workshop will also be used for this, hence the larger building size, height and roller door to provide ample room to work around a medium size piece of equipment (i.e. large compact tractor 4m (l) x 1.8m (w) x 2.5m (h)) safely and out of the elements – again this is purely for domestic purposes with no commercial activity/interest.

The associated “garage/store” will be used to store the machinery when not in use, which is used in the general up-keep/maintenance of the property, namely a large compact tractor, various tractor attachments, mowers, trailer and other gardening tools to be kept under cover.

The current small garage and shed will be removed near the house as these are un-useable.

S L Darlow
August 2025

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