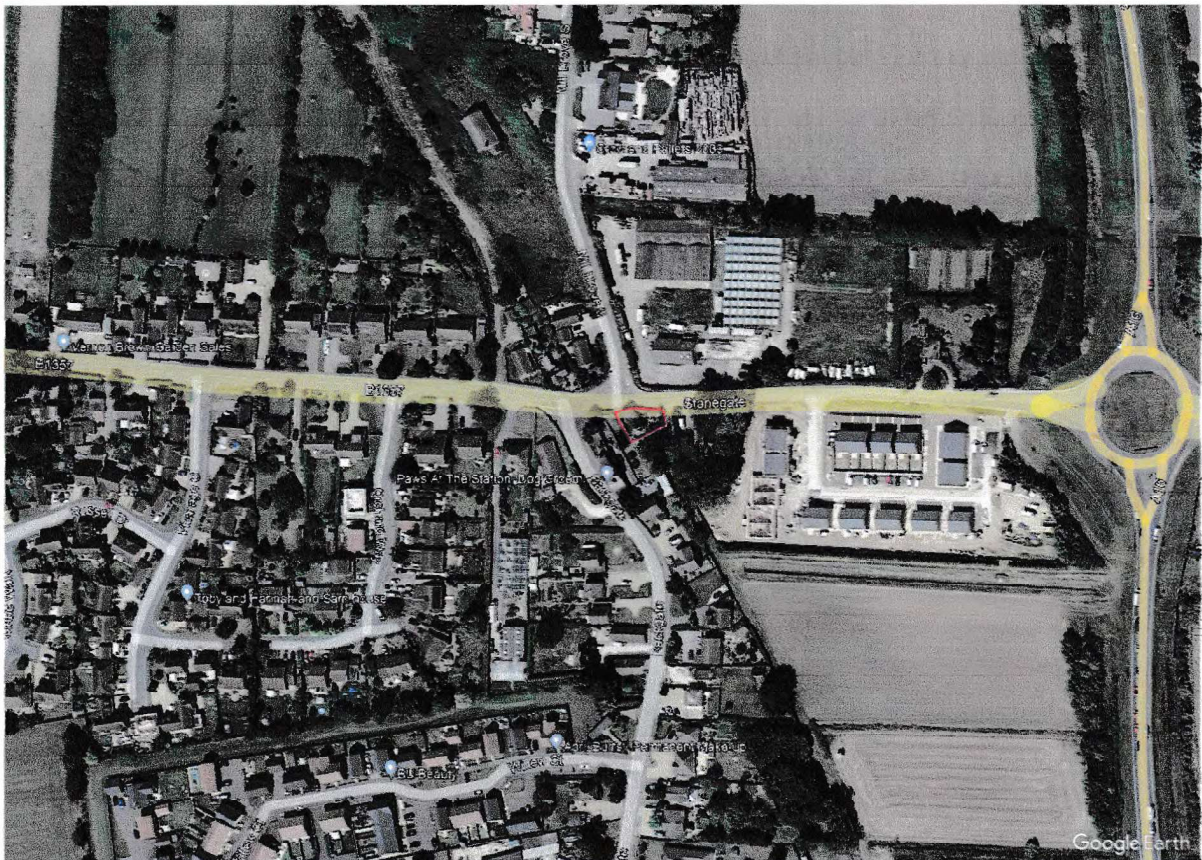


PROPOSED EXTENSION
to
THE SIGNAL BOX, 55A STONEGATE,
COWBIT, SPALDING ,
LINCS PE11 6AH

LOCATION/SITE HISTORY

The site is located in Stonegate, Cowbit 220m west of the roundabout on the A16 to Peterborough and 675m from the A1073 and St Mary's Church to the west. Cowbit is approximately 6.5km from the centre of Spalding

The site is that of the railway signal box disused since the closing of the line between Spalding and March. The station was originally opened in the late 19th century (1867) by Great Northern Railways and the signal box was in use to control traffic on the main Cowbit to Moulton Chapel Road, now Stonegate, until 1976 when the installation of lifting booms made it redundant. The line was finally closed in 1982 with the tracks being lifted over the next three years.



Site location



The main station building, in the background of the following photo, has been converted into residential use and permission granted for the change of use of the signal box to a dwelling.



PROPOSED

The current application is to extend the existing building to provide additional domestic residential accommodation comprising a dining /kitchen/ living area on the ground floor with either a small third bedroom or study along with a small first floor having 2 bedrooms and a bathroom.

The ground floor to the original signal box will provide a shower room, utility, store along with a workshop/office and access to the first floor. In order to retain the originality of the signal box the first floor glazing has been renewed and the character of the building retained. This does make the use of the first floor limited as the area of glazing is excessive and the room has limited use mostly as a conservatory/sitting room for summertime use only. It is not intended to make any alterations to the original building but to maintain its original form.

The extension is part single storey with a flat roof and part two storey and is connected to the original building on the west elevation with a vertical glass link thus defining the proposal as an extension.

The officer dealing with the pre app advise expressed concern over the bedroom window facing west towards the station house. This window is in excess of 19m from the station house and should therefore have no detrimental effect on that property by overlooking.

The officer was also concerned that the proposal is an overdevelopment of the site. The amenity area of the site is predominantly on the west elevation which is some 35m², with a further area to the north. It is considered that, as a whole, this would exceed that of the majority of "estate" built dwellings of similar size.

The materials proposed in the construction would be in accord with the suggestion of the pre-app advice in that they would match as closely as possible to the original building