

Planning Statement – January 2020

10 Wheatsheaf Court
Deeping St Nicholas
PE11 3TH

For and on Behalf of
Ms Ann Thompson

Lawful Development Certificate Application

Proposal

The proposal consists of the construction of a single storey extension to the rear of the property at 10 Wheatsheaf Court, Deeping St Nicholas.

Existing Site

The existing site is to the rear of an existing dwelling at 10 Wheatsheaf Court and is currently used as a patio area.

Use

The proposed extension will create an enlarged kitchen/dining area for the current occupant of the house.

Amount

The amount of development has been carefully considered to provide adequate kitchen/dining space, in proportion to the existing footprint of the house, whilst being considerate to the existing house and the space it occupies. The extension will project 2475mm from the main house elevation and will run across to the edge of the house without interfering with the existing garage construction.

Layout

The extension seeks to create a more generous kitchen/dining space within the house. It will connect from the living room as existing and a knock through will be created within the existing rear elevation to open up the new and existing spaces. A set of bifolding doors will open up to the garden.

The elevation closest to the adjacent boundary will be set into from the boundary for construction purposes. Two rooflights will be located within the monopitch roof construction.

Scale

The scale of the extension has been generated in relation to the existing house to ensure that it is not disproportionate to the dwelling as it currently stands. The extension, as stated, is single storey and will remain subservient to the original house. The eaves are kept to a minimum with the roof pitch proposed at 20 degrees.

Landscaping

The external space that the extension will occupy is currently a paved patio area which exists across the entire width of the property. This will be removed where the extension is built with the remaining garden retained.

Appearance

The proposed extension will be constructed from brickwork to match the existing brickwork currently seen to the rear of the property. Roof tiles will match the existing roof finishes. It is the intention that these design decisions will allow the extension to relate into its immediate surroundings. The roof will include two rooflights to bring natural light directly into the space below.

Access

Access to the front of the dwelling will be unaffected by the proposal. At the rear the new space will be accessed through the bifold doors.

Conclusion

The proposed rear extension to 10 Wheatsheaf court has been carefully considered to be of a layout and scale that would be in keeping with the existing house whilst not only creating a much more practical functioning home but, at the same time, providing additional space for the occupants of the dwelling.

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