PLANNING STATEMENT

Proposed Single Storey Extension and Loft Conversion

Applegates, Campain's Lane, Deeping St Nicholas, Spalding PE11 3EX

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1. The Proposal

This Planning Statement has been prepared by Crown Barclay Architectural Services on behalf of Mr I Schipschi in support of a full planning application for a single storey extension and loft conversion.

Although a Design & Access Statement is not required for this type of development, this Planning Statement sets out to explain the principle of development and the design and access proposals.

2. Drawings & Documents

This statement should be read in conjunction with the associated drawings and documents listed below.

2017-126-01 PA Existing Site Location and Block Plan
2017-126-02 PA Existing Ground Floor Plan
2017-126-03 PA Existing Elevations
2017-126-04 PA Proposed Ground Floor and First Floor Plan
2017-126-05 PA Proposed Elevations
2017-126-06 PA Proposed Site Location and Block Plan

3. Principle of Development & Context

Applegates is the middle property of five detached bungalows accessed off Campain's Lane and backing onto Littleworth Drove (A1175) which is the main road through Deeping St Nicholas. These are simple 1960s brick built properties of no particular architectural merit.

The proposal is to provide more useful accommodation and floorspace for a growing family by building a single storey extension and loft conversion.

4. Relevant Planning History

A full planning application **H03-0386-17** was refused, decision dated 15th June 2017.

Contrary to the plans provided with the application, the Case Officer contended that the principle elevation of the bungalow was facing Littlewood Drove. This is despite the existing bungalow having no access to Littlewood Drove, having an address and post code off Campain's Lane, having no 'front door' (the entrance door is on the side elevation) and the 'front' and the 'rear' elevations having similar fenestration and no distinguishing architectural ornamentation.

Image 1: View of property from access off Campain's Lane



Image 2: View of property from garden adjacent Littleworth Drove



The concerns expressed in the refusal of the planning application H03-0386-17 related mainly to the impact on the neighbouring property (Windrush). These included the proposed increase in height of the main roof and the proximity of the proposed side extension and the 'front' extension facing Littleworth Drove. There were no representations or objections from the parish council or any ward members.

The proposed development was considered contrary to Section 7 of the National Planning Policy Framework 2012 and Policy SG17 and SG20 of the South Holland Local Plan 2006. This was expressed in terms of the development being described as 'overbearing', 'adversely altering the appearance of the building', 'unsympathetic' and 'eroding the character and quality of the area'.

Subsequently, a meeting was held with the Case Officer to discuss ways to address the concerns expressed in the planning application refusal. At this meeting it was agreed to delete the side extension, reduce the height of the loft conversion and review the single storey extension facing Littleworth Drove.

5. **Use and Amount**

The new application seeks planning permission to extend the existing dwelling, though by a reduced amount (compared to the refused planning application H03-0386-17).

The proposal increases the floorspace from 77m2 to 142m2, providing a generous amount of sustainable family accommodation in a building that is still appropriate to its surroundings.

6. **Layout**

The proposed layout of the property maximises the living space, providing an open plan aspect for the kitchen / dining / living area to the good sized garden facing Littleworth Drove. Upstairs accommodation within the loft conversion includes a large double bedroom, dressing room and ensuite.

7. **Scale**

The size of the proposed extended building is proportionate to the site. The new ridge height at 5.425m is similar to the neighbouring property (Nell-Dene). The proposed single storey extension facing Littleworth Drove has been reduced in depth to 3.250 metres and moved away from 'Windrush' by 1.000 metre to avoid any overbearing or overshadowing issues.

Image 3: View towards neighbouring property Nell-Dene



8. Appearance

The appearance of the proposed extended property continues to reflect the existing vernacular architecture of the houses off Campain's Lane. The layout and massing of the building still fits in with the street scene. The new catslide windows in the loft conversion overlook the garaging and parking area towards the site entrance and the open fields beyond. The proposed extension and loft conversion will be constructed in materials to match the existing property as approved by the Local Authority.

9. Access

The access to the property remains off Campain's Lane providing easy access for vehicles and pedestrians.

10. Landscaping

The existing trees and mature planting in the gardens have the effect of screening the view of the properties from Littleworth Drove.

Image 4: View of properties from Littleworth Drove (1)



Image 5: View of properties from Littleworth Drove (2)



Image 5: View of properties from Littleworth Drove (3)



11. Conclusion

The concerns leading to the refusal of the planning application **H03-0386-17** have been addressed.

The previously proposed side extension, increase in roof height and 'front' extension were considered contrary to **Local Plan Policy SG17** which seeks to protect residential amenity in terms overshadowing, overbearing or overlooking. The current planning application has deleted the side extension, reduced the main roof to the level of existing neighbouring property and reduced the size, position and impact of the single storey extension facing Littleworth Drove.

The previously proposed extension (facing Littleworth Drove) was considered unsympathetic and contrary to **Local Plan Policy SG20** which only permits development where the scale, design and materials would not adversely alter the appearance of the building, its visual and architectural relationship with adjoining development or the character of the area. The current planning application has reduced the scale and redesigned and repositioned the extension. The garden is still a generous size measuring 14.400 metres from the extension to the boundary fence. As previously indicated the 5 bungalows off Campain's Lane have no architectural merit or impact on the character of the

immediate area and are effectively screened from view from Littleworth Drove by the mature trees, hedges and general planting.

The Case Officers Assessment also referred to **Section 7 of the National Planning Policy Framework** which recommends good design principles to improve rather than erode the character and quality of an area. The proposed single storey extension follows well established design principles, remodelling the ground floor layout, providing desirable open plan family accommodation that is a significant improvement over the existing cramped layout. This modest extension and loft conversion improves the property (rather than eroding the character and quality of the area).

The current proposed application also regenerates and extends the life and quality of an old building providing excellent accommodation for a growing family thus complying with the principles of **South Holland Local Plan Policy SG1 – General Sustainable Development**