

PLANNING STATEMENT

Proposed Rear Extension and Loft Conversion

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

Crown Barclay Architectural Services

6 The Park, Peakirk, Peterborough PE6 7NG

t: 01733 253994

e: info@crownbarclay.co.uk

w: www.crownbarclay.co.uk

1. The Proposal

This Planning Statement has been prepared by Crown Barclay Architectural Services on behalf of Mr I Schipschi in support of a planning application for a rear 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.

2018-137-01 PA Existing Site Location and Block Plan

2018-137-02 PA Existing Floor Plan

2018-137-03 PA Existing Elevations

2018-137-04 PA Proposed Floor Plans

2018-137-05 PA Proposed Elevations

2018-137-06 PA Proposed Site Plan

2017-137-07 PA Proposed Block Plan

3. Principle of Development & Context

Applegates is the middle property of five detached bungalows accessed off Campain's Lane and facing 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 rear extension and loft conversion.

4. Relevant Planning History

Planning applications **H03-0386-17** (decision dated 15th June 2017) and **H03-0087-18** (dated 5th April 2018) to extend the property were refused. The main concern of the Local Planning Authority was the position of a proposed single storey extension on the 'principle elevation' facing Littleworth Drove.

A meeting was subsequently held with Local Authority planning (Ms Lucy Buttery) on 8th May 2018 to discuss an appropriate solution. At the meeting it was agreed that it would be acceptable to develop and extend the property to the rear elevation facing the access road off Campain's Lane. This follows the precedent set by neighbouring properties. A proposal was presented and discussed showing a 7 metre rear extension and loft conversion of the existing and proposed new roof space.

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



Image 2: View of property from garden adjacent Littleworth Drove



5. Use and Amount

The new application seeks planning permission to extend the existing dwelling in accordance with the proposal discussed at the meeting on 8th May 2018 referred to above.

The footprint of the extended building would be 153m², compared with the total area of the site of 572m². However, utilising the roof space of the existing and proposed extension increases the floorspace from 77m² to 198m², providing a generous amount of sustainable family accommodation in a building that is appropriate to its surroundings.

6. Layout

The proposed layout of the property maximises the living space, providing a kitchen / sitting room and lounge /dining room on the ground floor, together with a downstairs ensuite bedroom for the applicant's elderly parents. Utilising the loft space upstairs provides additional bedrooms for the applicant's young family.

7. Scale

The size of the proposed extended building is proportionate to the site and the development of adjacent properties. The new ridge height at 5.535m is similar to the neighbouring property (Nell-Dene).

Image 3: View towards neighbouring property Nell-Dene



8. Appearance

The appearance of the proposed extended property will continue to reflect the existing vernacular architecture of the adjacent houses. The proposed extension and loft conversion will be constructed in materials to match the existing property as approved by the Local Authority. The layout and massing of the building fits in with the street scene from both sides of the property, maintaining the building line and the view of the 'principal elevation' from Littleworth Drove. Apart from the casement window in the gable end facing out towards Campain's Lane, all first-floor windows are Velux to avoid any overlooking of neighbouring properties.

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 applications **H03-0386-17** and **H03-0087** have been addressed, by maintaining the 'principal elevation' facing Littleworth Drove and restricting development to the rear of the property.

The current proposed application 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**