Proposed Extension
100 Quadring Road Donington
Spalding PE11 4SJ

for

Mr. & Mrs. I. Spence

Planning Statement

Feb 2018

mlp Moulton Land and Planning

PROPOSAL

The owners of the property wish to provide additional accommodation to the existing cottage which is located along the A152 Quadring Road just south of Donington. Although the proposed extension is of modest proportion the works require Planning Consent as the proposed addition is to be located to the front elevation.

APPLICATION SITE

The subject property sits within 2 acres of which 0.5 acre is residential curtilage to the cottage. The remainder of the land is actively used as paddock. The frontage of the dwelling is screened from the main road by mature hedgerow and trees and the dwelling is over 30 metres back from the public highway.

View of application site from north

DESIGN

The cottage has been previously extended with single storey addition to the south elevation but the requirement for additional bedroom space requires a 2 storey extension.

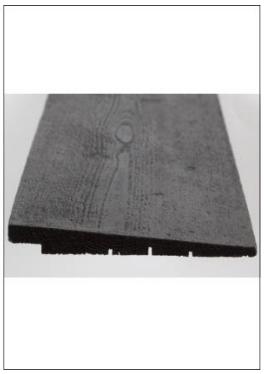
There is only one practical location to provide this additional living space and that is to the front elevation.

The applicants are extremely keen to make sure that the extension is sympathetic and that it should enhance the existing rural character of the property, therefore the proportion of the new build has been carefully designed to make a positive statement and yet still appear as a subservient extension, with ridge height below the existing and a contrasting use of elevation materials to add interest.

A section of the new roof has been extended to provide a traditional form of porch to the new front entrance which as well as providing visual interest to the building will also provide a practical shelter to the entrance.

Proposed elevations using traditional materials to match / contrast with existing

TREATED TIMBER FEATHER EDGE BOARDING 6-23mm X 200mm with 50mm overlap – Ebony Finish.



The proposal has no adverse impact on any of the existing trees and the existing parking and turning areas for vehicles remains as existing.

Roof water from the proposed extension will be discharged to soakaways and the additional en suite drainage will connect to the existing foul drainage system.

In conclusion this application seeks approval for a modest extension which is considered to add not just additional floor space but will also enhance the existing dwelling in its rural setting by careful proportion of build form and use of traditional materials.