

PROPOSED TWO STOREY SIDE EXTENSION
“THE LIMES”, 21 FLEET ROAD, FLEET, HOLBEACH SPALDING PE12 8LA
for Mr & Mrs P.S. Barnes

PLANNING DESIGN & ACCESS STATEMENT



1. INTRODUCTION

- “The Limes”, 21 Fleet Road, Fleet, Holbeach is a two storey detached dwelling with garages and outbuildings around a courtyard to the rear
- This Planning Application relates to:
 - The construction of a Two-Storey Side Extension to the west gable elevation
 - Providing a single-storey link to the rear outbuilding which houses a Utility Room, Store and WC.

2. DESIGN

- The new extension is to be subservient to the main dwelling
- Other than the provision of the connecting doorways at ground and first floor levels the existing building is unaltered
- It provides a larger Kitchen at ground floor level and a Dressing Room to the Master Bedroom at first floor level
- It does not increase the occupancy of the dwelling
- The materials used in the extension will match the existing:
 - Roof - grey slate
 - Walls - red brick
 - Windows - double-glazed cream UPVC with stone sills
 - Doors - green timber in cream frames
 - Rainwater Goods - black UPVC

3. ACCESS

- The current vehicular entrance into the site from the highway is unchanged
- There is provision within the site for at least six vehicles
- The amount of traffic entering and egressing from the site is unchanged
- No vehicular or pedestrian accesses, rights of way etc. are affected by the works.

Neil Johnson

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for Neil Johnson Associates

Our Ref:

NJ/16/03

Date:

14th February 2017