

JUSTIFICATION STATEMENT



For

PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING

Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

At

**39 MILL LANE
GOSBERTON
SPALDING
PE11 4NN**

For

MR MARTYN AND MRS HELEN INGLIS

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

PLANNING APPLICATION ISSUE

Proposed extensions and alterations to 39 Mill Lane, Gosberton

The proposed extension works comprise an entrance porch to the front elevation, and a larger extension creating a kitchen and dining area to the rear. The porch is forward of the front elevation of the dwelling and exceeds 3m² in area, and so does not fall within Permitted Development Rights (PD). The rear extension is believed to exceed the maximum dimensions allowed under PD. The above being the case it is considered that planning approval is required. Since the works are concerned only with a private individual dwelling, a Householder Application is appropriate.

The site has relatively recent planning history. On the 6th September 2022 SHDC granted conditional approval for an extension under application reference H08-0669-22. This proposal was for extension works very significantly larger than those now proposed and involved increasing the height to include an upper floor, as well as extending the footprint both forward and back from that which now exists.

The current proposal is more modest in size and height and is considered to be in-keeping with both the existing building, and its immediate context. Approval H08-0669-22 established the fundamental acceptability of the extension of the dwelling on this site, and the current proposal, although more modest in scale, seeks approval for development of a similar nature. We therefore believe that this should be an acceptable proposal.