South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

3 March 2025

Dear Sir/Madam,

Re: Single storey rear extension
At: Small Acres, Hither Old Gate, Holbeach, PE12 7JG

Please find enclosed a planning application in respect of a single storey rear extension at the above site.

The proposed development would be a modest and proportionate addition to the host property. It would not be harmful to the character and appearance of the area or the living conditions of the neighbours.

The existing L-shape profile of the roof as well as the rectangular shape of the overall building footprint would be maintained. The height of the extension would be as much as the eaves of the bungalow. The proposal would be integral to the host property in terms of its architectural form and expression. The external materials would match as closely as possible those of the existing building. Thus, the visual amenity would not result adversely altered. In any event, the proposed development would be located to the rear of the property and as such there would be no visual impact on the character and appearance of the streetscene.

There are no nearby neighbouring dwellings and as such the proposed development would not adversely affect the living conditions of any neighbours.

The proposed development is in accordance with the Council's Development Plan and therefore planning permission should be granted.

Regards,

Bhox Ltd