

Planning Statement
Extension to dwelling
1 Forge Crescent
Pinchbeck



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Planning Statement

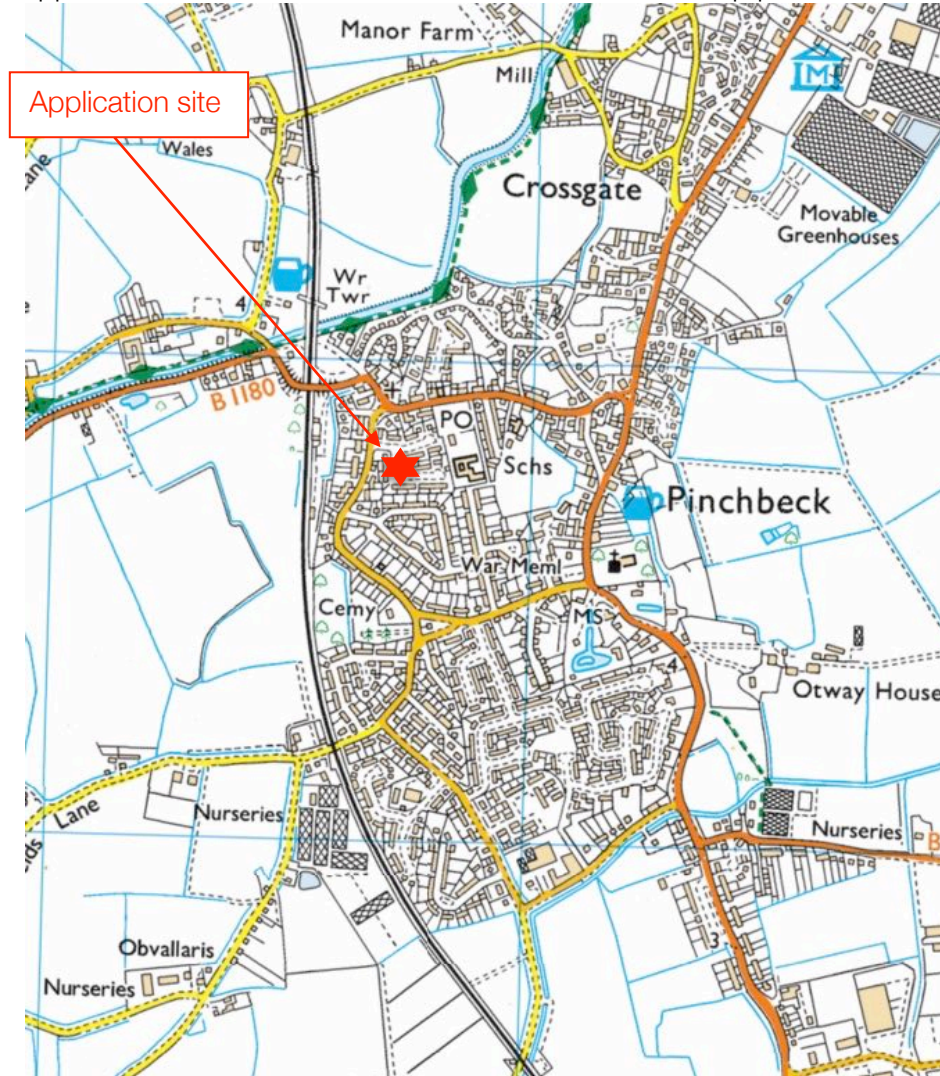
Extension to dwelling, 1 Forge Crescent, Pinchbeck

Introduction

1. This planning statement relates to a full (householder) planning application that seeks to extend and alter an existing chalet bungalow property.
2. The property comprises a post-war 2-bedroomed chalet-bungalow property located within a small residential estate within the built-up part of Pinchbeck. The estate comprises a mix of bungalows, chalet bungalows and dwellings, all dating from a similar period. The property in this case occupies a relatively large corner plot within the estate, where the estate road, Forge Crescent takes a right-angled turn. The property has a gable fronted design, with the main ridge running front to rear.
3. Planning permission is being sought in this instance to extend the property on its (western) side elevation. The extension extends towards the western, north-south running section of Forge Crescent, although the new element does not extend beyond the side elevation of the adjoining dwelling to the north (2 Westfield Drive). The extension, which has the same ridge height as the existing building, incorporates a half-hip feature to its west facing gable, and incorporates a new front door for the dwelling. Two additional bedrooms are provided; one at ground floor level and one at first floor level, within the roofspace area, although the overall proposals will result in a net increase of one bedroom only. The existing access point is to be widened to accommodate two cars. Close boarded timber fencing will enclose the rear garden space and the existing roadside hedge will be maintained.
4. The design response in this case is a thoughtful and considered response to the shape, form and context of the site and its surroundings. The extension will appropriately integrate with the existing built form and adopts a form, style and massing that complements the styling of the host dwelling and other properties in the vicinity. It represents an appropriate and bespoke design response for the site, and one that positively responds to its context. No adverse amenity impacts will arise, and no technical objections have been raised in relation to the proposals. The development gives no rise to policy conflicts that would justify a refusal of planning permission.

The application site and the surrounding area

5. The application site is in this case is located within the built-up part of Pinchbeck.



OS Plan extract (not to scale) showing Pinchbeck and the location of the application site.

6. Forge Crescent comprises a residential cul-de-sac of 24 dwellings located in the north-eastern part of the village, and forming part of a wider post-war residential estate area.
7. The estate would appear to have been developed in the 1960's and the dwelling forms and styles, and the estate layout - comprising frontage dwellings - are very much reflective of that period. The road, which forms part of a wider residential estate area, runs southwards from the west-east running Westfield Drive - which is very similar in character to Forge Crescent, before turning eastwards. The longer west-east running section of the street contains the greater number of dwellings. The dwellings all front onto the street, or the turning head at the end of the street although, at the point where the road sweeps eastwards, the properties set on the outside of the turn maintain a linear form, with the north-south line of properties and the west east line of properties meeting at a right angle, with a small open area set to the front of the buildings.



The application site and surrounding area

8. There is a fairly orderly presentation of dwellings along the street, with dwellings set back from the road and arranged in fairly orderly groupings of like-designed dwellings. Dwelling designs draw from a fairly limited palette of designs comprising;
- ❖ Gable fronted chalet bungalows. These are of brick construction, and incorporate an offset panel of artificial stone to the front elevation. Units typically include an integral garage.
 - ❖ Gable fronted bungalow properties with a simple rectangular form and set-back attached garages. Thematically these are similar to the chalet properties with an offset artificial stone panelling to the front gable.
 - ❖ Two storey properties. These mainly have gable-fronts, although some have hipped roofs and others conventional side gables. All appear to adopt a similar floorplate and all appear to incorporate attached flat roofed garages that project forward of the main front elevation.

There is a limited materials palette, with most properties being of buff brick construction, with some use of a golden buff and red brick. These dwelling styles are illustrated below.



Forge Crescent looking east



Forge Crescent. There are a limited number of house designs along the street, examples of which are illustrated here. The dwellings are in some instances arranged in linear groupings along the street

9. Although there is a measure of uniformity to development along the street, over time many of the properties have been extended and altered and this has to a degree disrupted the rhythm of some of the building groupings. In many cases, the two storey dwellings have been extended over the side garages. Many of the properties have been re-glazed and there are some examples of porch additions. Front gardens in many cases have been paved to provide additional parking.

10. Forge Crescent is very typical of estate design of the period and not dissimilar examples of this type of estate can be seen in many locations nationwide. Whilst it is typical of design styles and idioms of its period of construction, there is nothing that would locally distinguish this particular residential street.
11. The application property, No.1 Forge Crescent is a chalet bungalow located on the inside of the bend in the estate road, as it turns eastwards. As illustrated on the aerial photograph below, the property is the easternmost of a line of eight gable fronted properties (a mix of chalet bungalows and bungalows). Whilst the central properties in this group follow a not dissimilar set-back and building line, the properties at the eastern end of the group stagger around the off-set turning head at the end of the street. At the western end of the street, the application property is set back relative to its neighbour, as a result on the curvature of the road. As a result of the set-back, the rear garden boundary is set slightly further north than the neighbour and the property also has a large side garden area. The front door access to the dwelling is on this side elevation looking over the side garden area, although the elevation is otherwise plain and unremarkable.



The appeal property: 1 Forge Crescent

12. The property occupies a relatively large plot, the shape of which is largely defined by the turn in the road. The property has a large side garden area that is deeper than the rear garden depth.
13. The dwelling has a basic rectangular plan form, with a gabled presentation to the street. The property incorporates an integral garage. The building is of buff brick construction under a concrete tiled roof. There is an artificial stone panel to the front elevation, although this is not especially distinctive (and not a strong contrast) as it is a very similar colour to the adjoining brickwork. The side elevation of the dwelling is set back approximately 8m – 11.4m from the footpath boundary. A low maintained hedge runs along the curved boundary with the street. To the east the property is adjoined by a similarly styled gable fronted chalet, although it is finished in a red brick, and set forward of the application property. To the north (rear) are similar gable fronted chalet properties set along the southern side of Westfield Drive (Nos. 2 & 4). As highlighted in the aerial photo above and

as we discuss further below, the (west side elevation of No.2 Westfield Drive to the north is set notably further west than the side elevation of the application property.



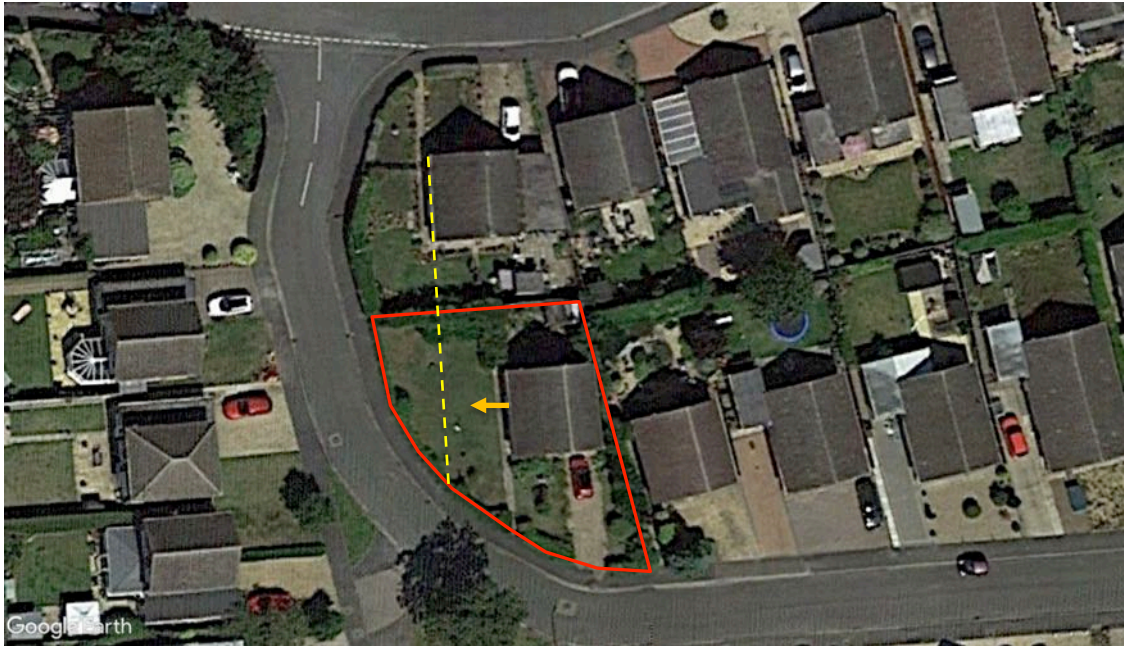
The application property: 1 Forge Crescent : Front elevation



The application property: 1 Forge Crescent: Side elevation

14. In its design and siting, no particular consideration has been given to the presentation of the building to the long frontage. Any opportunity to optimise what is in effect a dual-frontage to the plot has been overlooked, and it appears that the development has been created by geometric design principles and by the use of standardised house types, with little regard to aesthetic considerations. In this respect, the siting and design of the dwelling on the plot it is something of a missed opportunity.

15. As illustrated above, the property incorporates a wide side garden area. Whilst reasonably well maintained, the space has a limited utility as an amenity area, being open to the street. The openness has some broader amenity benefit to the estate as the road turns the corner, although the preservation of the open character of the street does not require such a large undeveloped space in this instance.
16. The applicant's own appraisal of the site is that this side garden area offers some potential to accommodate an enlargement of the existing building. Such an enlargement it was felt could be accommodated without detracting from the character of the estate area. Other dwellings within the estate have been enlarged.
17. Gable fronted chalet bungalows such as the application property offer some challenges in terms of enlargement. Whilst front or rear extensions could maintain the general shape form and profile of the building, side extensions are likely to have a more significant effect on the appearance and form of the building.
18. In this respect, it was initially felt that an extension that provided a transformational change to the overall shape and form of the building might represent the most appropriate design response. As highlighted, the corner siting of the building offers the potential to create a building design that effectively 'turns the corner' and to create a more active building frontage to both aspects. In this respect, the application property by its siting, creates a greater design opportunity for innovative enlargement of the building than is available for the other similar properties with the estate.
19. Moreover, insofar as the adjoining dwelling to the north is set closer to the Forge Crescent frontage than the application property, any side extension of the dwelling would not be unduly prominent or discordant. An extension that does not project beyond the plane of the side elevation of 2 Westfield Avenue, would not in our view appear discordant or intrusive and would effectively reinforce a building line along this particular frontage. Careful consideration should be given to the siting and scale of any extension to ensure a suitable set back is maintained from the highway boundary as the site turns the corner.
20. The application proposals have been formulated with these considerations in mind.

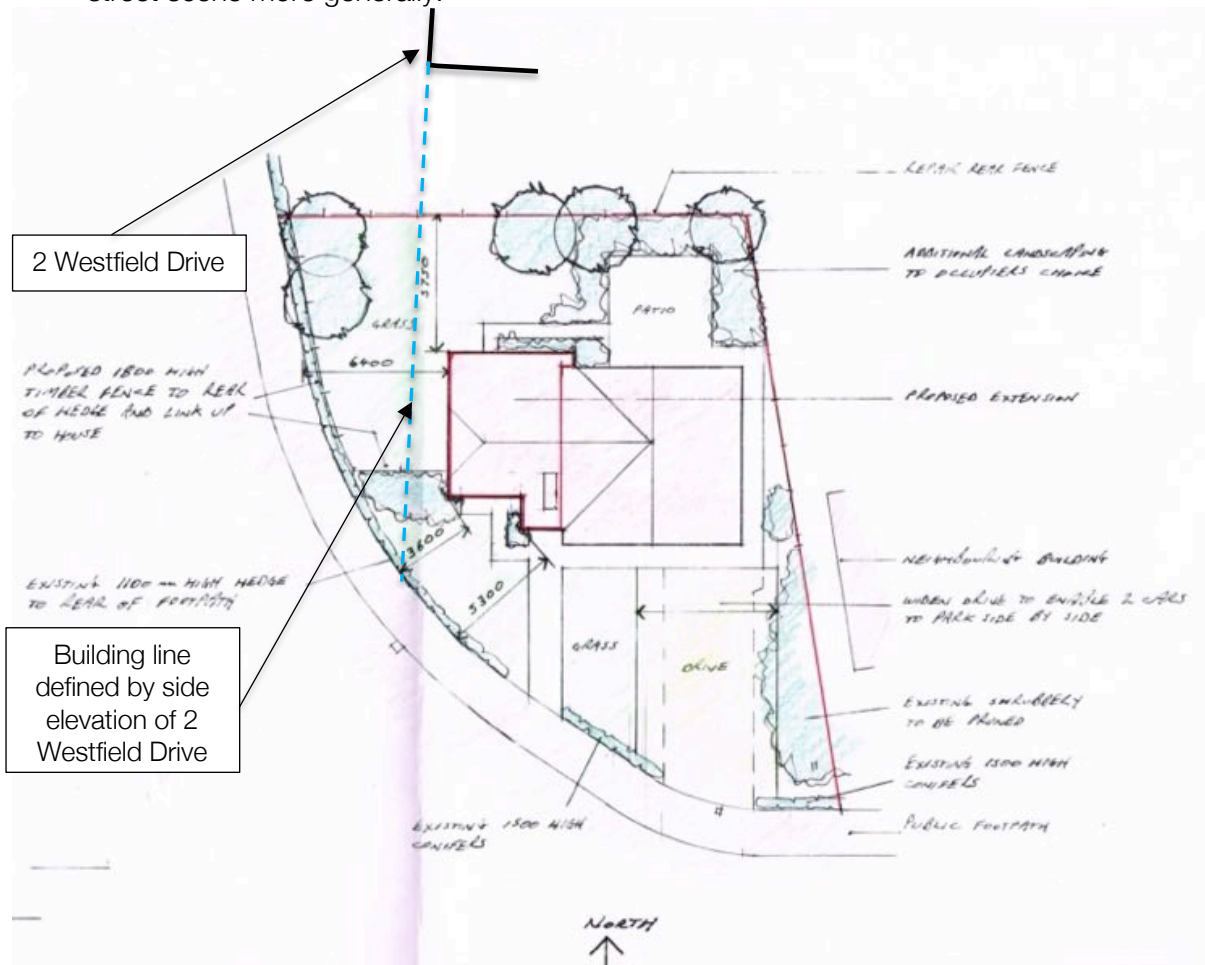


Aerial photo of application property. There is considered to be scope to extend to the side of the property, subject to any extension not extending beyond a plane formed by the side elevation of the dwelling to the north; 2 Westfield Avenue.

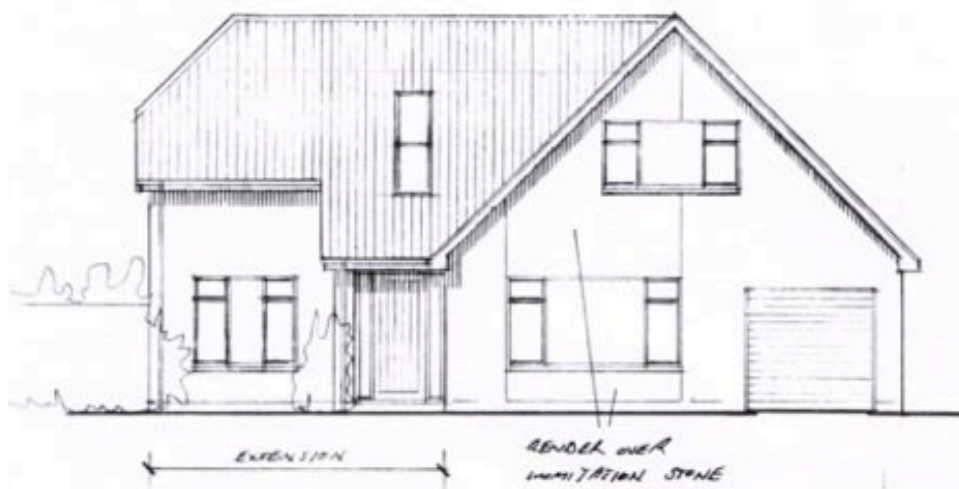
The proposed development

21. A side extension is proposed to the existing dwelling on its western side. As illustrated below, the extension maintaining the existing form of the chalet bungalow. The side extension adopts a similar profile and roof pitch to the existing building, with a similar eaves and ridge line, although the building is slightly stepped to the front elevation to ensure an appropriate set back from the roadside boundary is maintained. It also extends slightly beyond the rear elevation of the existing building. The building incorporates a half-hipped roof design / gable to reduce the massing of the building. A new front door access is incorporated into the south elevation of the extension and the porch section incorporates a swept roof form, with an elongated rooflights feature over to light the landing area. The extension incorporates two bedrooms and a new staircase and landing area. The existing dwelling is re-configured, resulting in the loss of one existing bedroom. One new first floor bedroom window is proposed in the west facing gable of the extension. There are no new first floor rear-facing windows. The existing rear-facing window in the existing dwelling – which presently serves a bedroom – will in future serve a bathroom and is to be obscure glazed. The extension is to be rendered - thus clearly distinguishing between the extension and the original building. To add a more modern, visually pleasing, appearance to the building, the existing artificial stone panel to the front elevation is to be rendered. In line with the appraisal above, the extension does not project beyond the building line defined by the side elevation of No.2 Westfield Drive to the north (see below).
22. The resulting design represents a well-conceived addition to the building that complements the form, style and appearance of the host dwelling. The resulting building complements the character and appearance of the other buildings along the street and does not materially detract from the character and appearance of the area.
23. The side extension is stepped back from the front elevation to the building, creating a distinction between the old and new building elements and providing some relief to the main front façade.

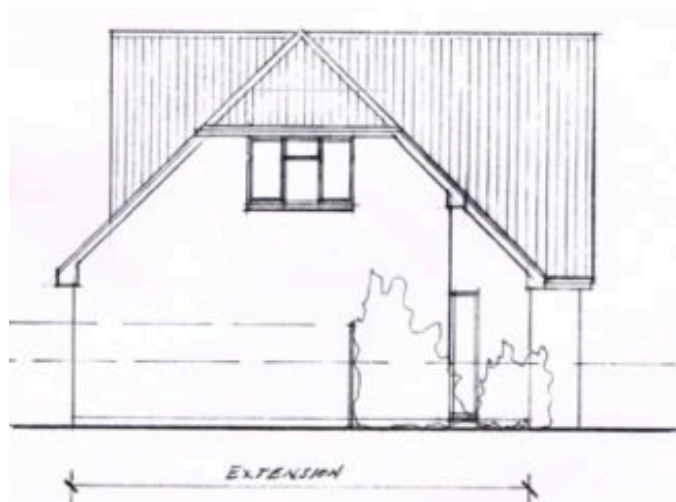
24. Extracts of the submitted proposals are illustrated below. These identify an extension that picks up on the key design elements of the existing building and suitably integrates with the general style of buildings in the locality. Indeed, the proposals are considered to offer some enhancement to the overall, dated appearance of the building and an enhancement to the street scene more generally.



Extract of proposed block plan. We have highlighted the position of 2 Westfield Drive to the north and illustrated that the extension will not extend beyond the plane defined by the side elevation of that building (highlighted by the blue pecked line)



The proposed extension. Front elevation



The proposed extension : Side elevation

Pre-application consultation: PE-00055-24

25. Prior to the submission of the application, pre-application consultation was undertaken (PE-00055-24). The consultation was undertaken on the basis of the presently submitted plans.
26. The response, received on 23 February 2024 is, in large part, concerned with whether the proposed works require planning permission. The sole comments in respect of the merits of the proposals are as follows;

"Policies 2 and 3, in conjunction with Section 12 of the NPPF, concern the design and amenity impacts development. These policies place an emphasis on extensions appearing in keeping with the character of the area and well blended into the host property. From the submitted details, the proposal does not appear to be fully integrated into the design of the host, and as such appears somewhat out of keeping with the property and the wider. This is accentuated by the significant height of the proposed sunroom. A reduction in scale, and a more integrated design may be beneficial."

27. We disagree with the conclusions reached. The suggestion that the extension is not 'blended into' or 'fully integrated into the design' of the existing property is unjustified. The extension in this case adopts similar form and proportions to the existing, with comparable eaves and ridge heights and roof pitch. In considering extensions to dwellings, in some cases, it is an accepted design response to make any extension subservient in scale and design to the host property, for example, through lower eaves and ridge lines and the stepping in on any new building from the main building. In other instances, that subsidiarity or subservience can be achieved by a different materials treatment, that distinguishes the extension from the main dwelling. In some cases, subservience is not an essential requisite and a more transformational change to the overall appearance of the building can be achieved.
28. In this case, the extension is clearly distinguishable from the main building by the use of a contrasting render finish and the stepping back of the extension from the front elevation of the building. By its scale and siting it does not dominate or overwhelm the host property. Indeed, we would argue that the extension adds character and visual interest to an otherwise unremarkable building that presently fails to optimise the potential of its prominent corner site. Rather than being out of keeping with the host property, it actually uplifts the

character and design interest of the building, as well as enhancing the street scene as a whole.

29. References to the '*significant height of the sunroom*' are confusing. There is no sunroom proposed as part of the development (and did not form part of the pre-application proposals). No element of the building could reasonably be interpreted as comprising a sunroom. The long rooflight above the front door is intended simply to provide lighting to the hallway and landing, and its presence does not add to the overall height of the building. It does not light a 'sunroom'.
30. As we demonstrate below, the proposals do not conflict with the policies referenced in the pre-application response.
31. It should be noted that a number of properties in the locale have been extended under permitted development provisions. In relation to a chalet property such as the application property, PD entitlements would allow for the rection of box dormers to each roof slope as well as a porch addition and a sizeable rear extension. Collectively, these works – which must be seen to represent a clear fall-back position, would be far more out of keeping with the property and locale than the carefully considered additions now proposed.

Policy considerations

32. **Policy 2** of the **South East Lincolnshire Local Plan** relates to sustainable development. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations;

POLICY 2: DEVELOPMENT MANAGEMENT		
Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	Full regard has been paid to these considerations in the formulation of these proposals. The development represents an appropriate extension to a non-vernacular estate dwelling. Full regard has been paid to the relationship of the development to adjoining development. The proposals are considered to enhance the overall appearance of the property on what is a prominent corner site.
2	Quality of design and orientation	The design and orientation of the proposed development is appropriate in its context. By design, the extension does not project beyond the line of the side elevation of the adjoining dwelling to the north. As a result, the extension will be neither prominent nor obtrusive. The design also ensures that no issues of overlooking or privacy loss will arise. Indeed, overlooking will be reduced by the obscure glazing of a rear, first floor window in the existing property.

3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	Appropriate (enhanced) car parking provision is made within the curtilage of the property.
5	The capacity of existing community services and infrastructure	The development will help to support existing community services and infrastructure.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The development is compatible with adjoining land uses. It suitably integrates with adjoining development and will not be visually intrusive. No visual intrusion or amenity impacts arise in this case.
7	Sustainable drainage and flood risk	No flood risk issues arise in this case.
8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological or heritage-based issues are raised in this case.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

33. **Policy 3** of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations (not all of which are relevant to the proposed development);

POLICY 3: DESIGN OF NEW DEVELOPMENT		
All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:		
No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	The development contributes to the creation / maintenance of a sense of place. The extension is appropriately designed and scaled and distinguishable from the host property by the use of a complementary contrasting material. Building scale is appropriate and pays regard to the scale and massing of the host property.
2	Distinguishing between private and public space	There is a clear distinction between public and private space. Existing boundary hedging to the roadside will be retained.
3	The landscape character of the location	The overall character of the (urban) landscape will not be adversely impacted in this instance. Indeed, some measure of enhancement will flow from the development
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The sustainable location offers good accessibility to services and facilities, which are within easy walking distance of the site.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision is made for the storage of waste and cycle storage. Enhanced car parking provision is made within the curtilage of the property.
6	The lighting of public spaces	No public space is proposed as part of the development.

7	Ensuring public spaces are accessible to all	No public space is proposed as part of the development.
8	Crime prevention and community safety	The development proposals have been formulated with crime prevention / security considerations in mind.

9	The orientation of buildings on the site to enable the best use of decentralised and renewable low carbon energy technologies for the lifetime of the development	The orientation of the extension appropriate in its context.
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	Not relevant or applicable in this case.
11	Residential amenity	The development has been formulated having regard to residential amenity considerations. The development will not give rise to adverse amenity impacts upon neighbouring properties. No amenity based concerns were raised in the pre-application response.
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	No flood risk issues arise in this case.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised, wherever practicable.
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	Appropriate landscaping provision will be made as part of the development, although given the form and character of the development proposed there are considered to be no significant or overriding landscaping requirements.
15	The appropriate use or re-use of historic buildings	Not relevant or applicable in this instance.

Conclusions

34. The application site is located within an established estate area that is characterised by non-vernacular dwelling designs of a fairly uniform and generic character. Whilst having an established and not unattractive character, it cannot be characterised as locally distinctive.
35. The application property occupies a unique corner plot location, with a wide side garden area. The existing dwelling design and siting does not optimise the prominence of its position, and this results in a relatively bland and unattractive side elevation to the street. The application proposals represent a considered response, introducing a well conceived side extension to the existing dwelling to create an attractive overall building that successfully turns the corner between the two frontages.

36. In their particular context the proposals are considered to be entirely appropriate. The proposals offer a moderated, transformational change to the overall appearance of the building and one that enhances its overall character and appearance whilst enhancing the street scene as well. The proposals have been carefully conceived to set the extension away from the road frontage and behind the notional building line set by the side elevation of 2 Westfield Drive to the north. As a result, the extension will not appear prominent, dominant or obtrusive in the street scene. Indeed, by its uplifted and enhanced design the street scene will be enhanced. By careful design and siting, the proposed extension will give rise to no issue of overlooking or overbearing.
37. The proposals fully accord with relevant national and local planning policies, and we can identify no barrier to a grant of planning permission in this case.

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May 2024