

Design & Impact Statement

Proposed extension to domestic property

20 Cley Hall Drive
Spalding
Lincolnshire
PE11 2EB

Client :- Mr & Mrs D Scase

Refer to full drawing package for additional information.

Drawing Number BA/2024/CHD/101 - 110

Introduction

This design and access statement supports the planning application for the extension of the domestic property at 20 Cley Hall Drive in Spalding.

This statement outlines the design proposals for the project and its impact on the neighbouring area.

The Property

The main dwelling is a detached two storey domestic dwelling situated in the market town of Spalding in Lincolnshire.

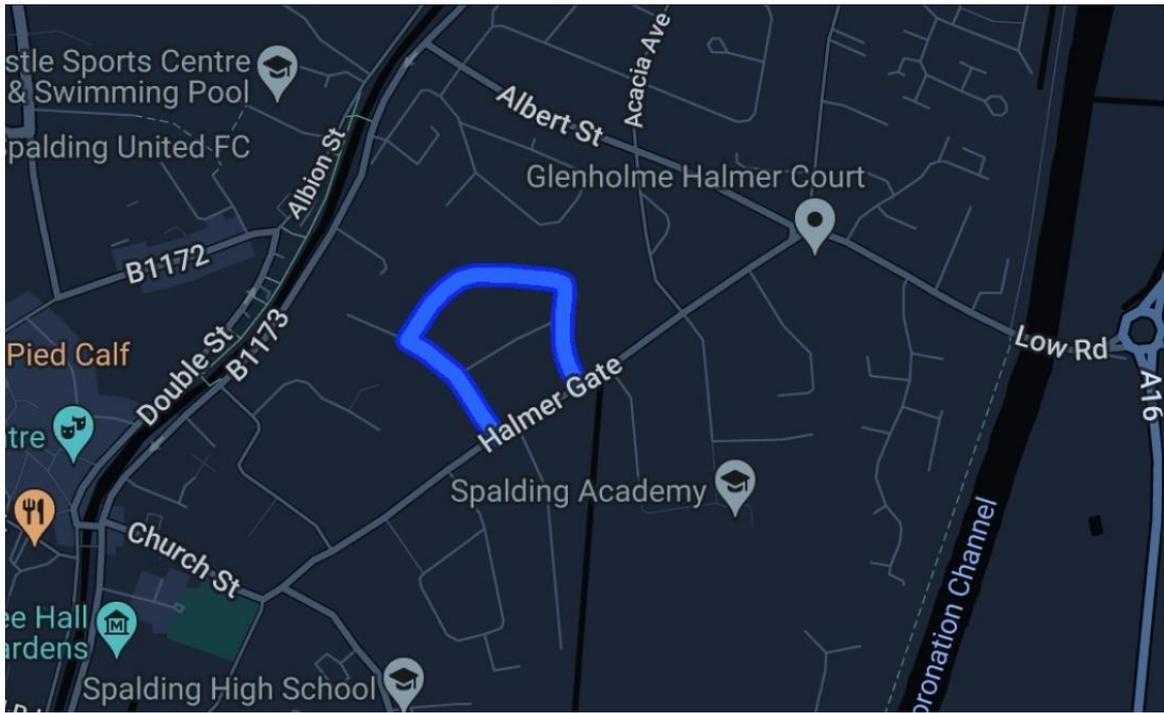
The property is set on a quiet residential street with a variety of properties with many different styles that contribute to a varied street scene.

The area was starting to be developed, and the streets formed in the 1940's, the property itself was built in the late 1960's.

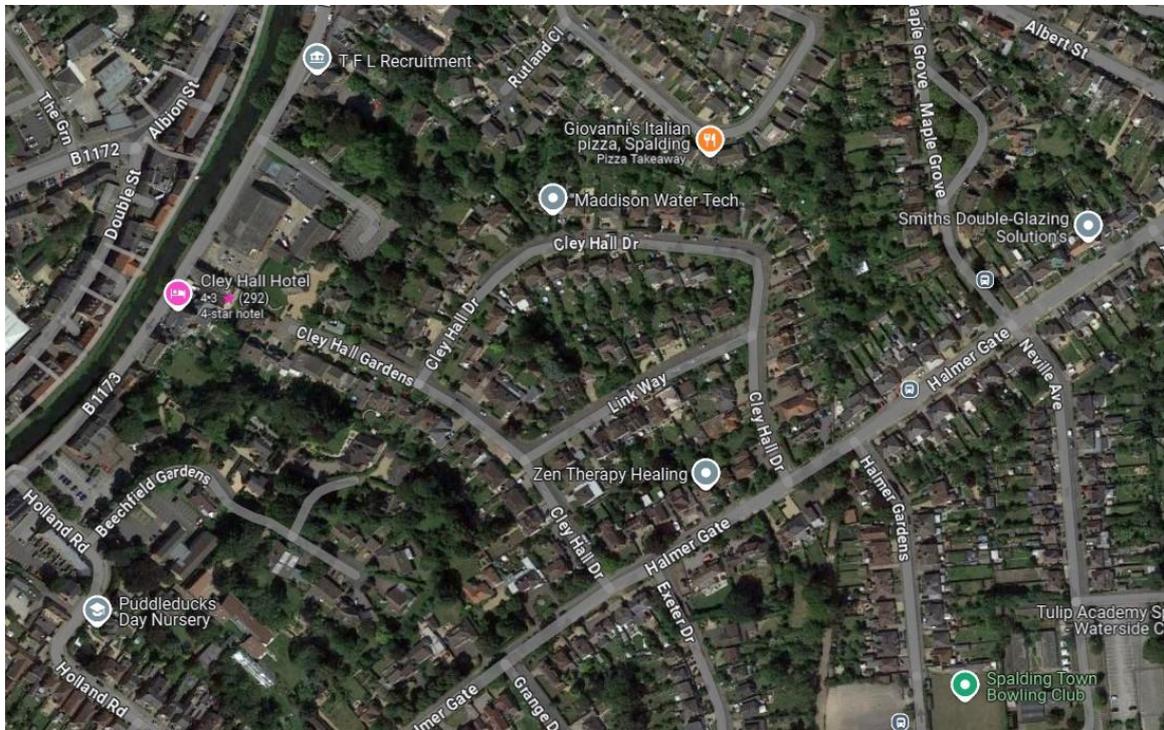
The area of the site is around 1000m² the property is around 200m² of this total, which is 20% of the total site area, the front of the property is laid to lawn with a block paving driveway. The rear garden is laid to lawn with several mature trees and a small patio area.

There are no properties in close proximity that overlook the site to a significant degree, the area is well established, and the mature planting provides a good degree of shielding.

At the front of the property there is a low-level brick wall with a high hedge along the front boundary of the site.



Location of the residential street



Satellite aerial view of area



Front elevation of the property



Front elevation of the property



Front elevation of the property

The Proposed Extension

It is proposed that the building is extended to the rear with a two-storey addition, the existing structures to the side of the property are to be partially rebuilt with a pitched roof over to replace the flat roof structure over some part of it. To the front of the property there is a proposed porch to provide a sheltered entrance.

Scale

The scale of the buildings will be altered, the current pitch of the main roof and the ridge height will be maintained. The footprint of the buildings is being extended so the floor area will increase to 290m² which is still only 29% of the whole site.

Appearance

The proposed extension to be constructed using facing brick to match the existing as closely as possible, the rear elevation of the property will feature black aluminium heritage style French doors with glazed side panels.

The pitched roof structure over the single storey side will incorporate patent glazed panels over the proposed kitchen area.

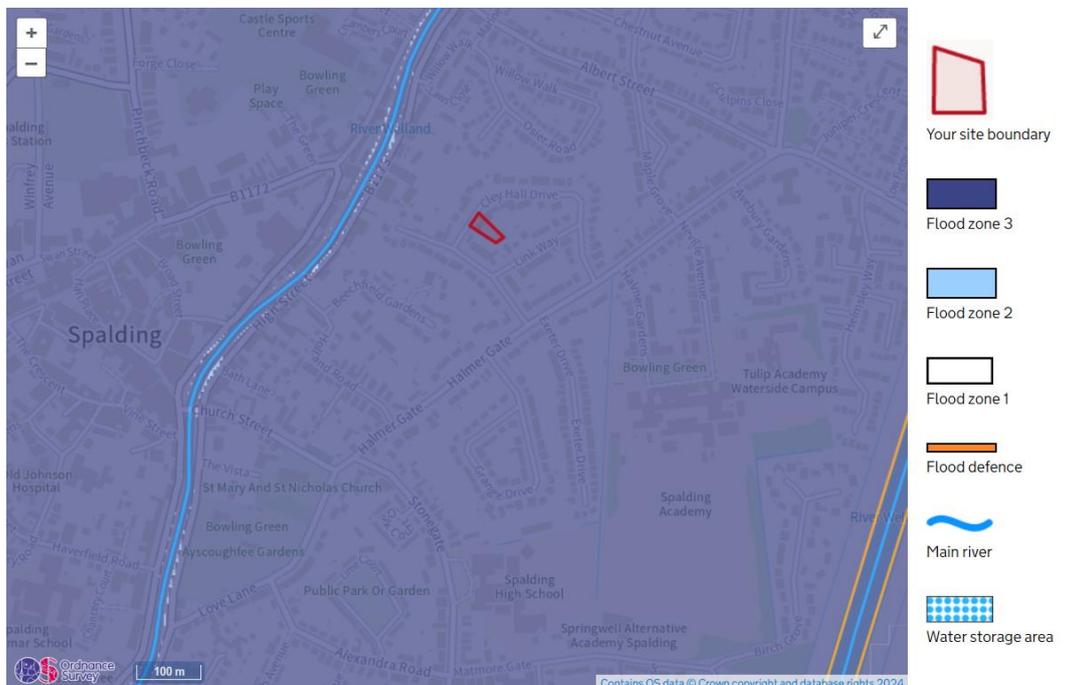
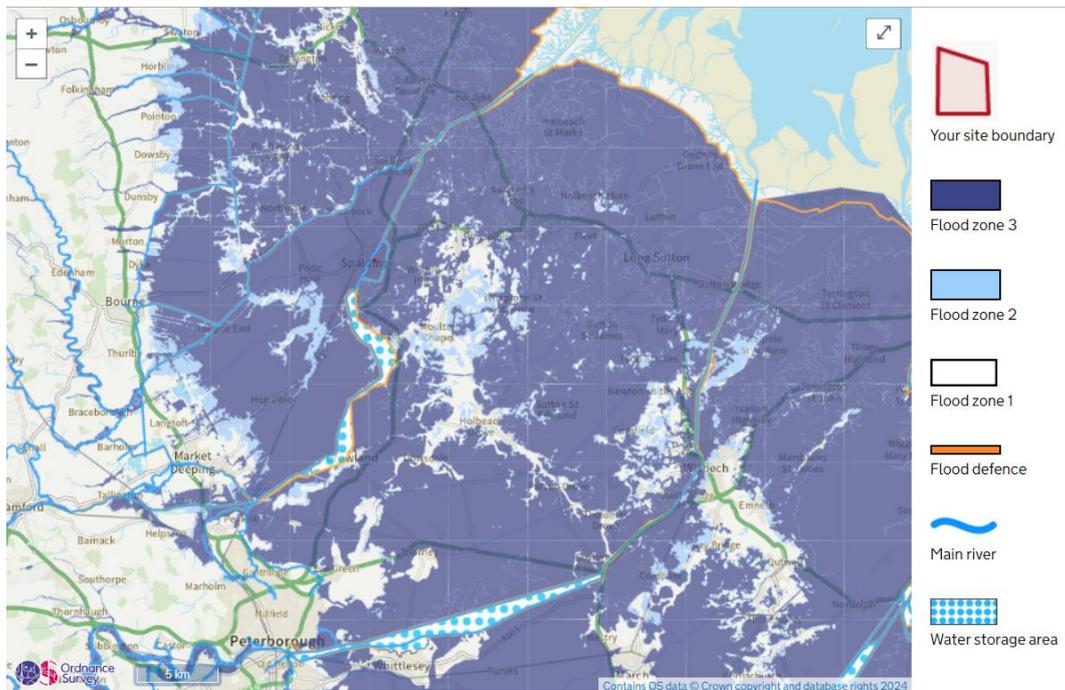
At the front of the property the existing windows and door are to be retained, a small, pitched roof porch structure will extend the existing porch arrangement, apart from this the appearance of the front elevation will be largely unaffected.

Access

The provision of this structure will not alter the access to the site and will not impact any other properties surrounding the site. The parking arrangements will not be decreased by the proposed extension, the current garage does not provide suitable parking space for a vehicle due to its shape and dimensions.

Flooding

The property sits within a Flood Zone 3 area, this flood zone covers the whole of the local area. Historically there has only been minor flooding in the region and this area has not been affected by flooding at any point in recent history. There is no risk associated to the development of this site, it will not create a flood risk or add to any potential for flood risk.



Conclusion

The proposed development will have no detrimental effect upon the neighbouring properties, the extension will not impose upon any direct neighbours through overbearing or privacy invasion.

The street scene of the residential cul-de-sac consists of many different styles of property, with no defined style the proposal will not stand out or be incongruous to the feel of the neighbourhood.



General Varied Street Scene



General Varied Street Scene



General Varied Street Scene