

AJO//A1232

23rd March 2017

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sirs

**Proposed front upper floor and rear ground and upper floor extensions
to dwelling at 3 Kirby Court, Spalding for Mr James Wand
Portal Ref: PP-05932133**

We herewith submit our application for Householder Planning Approval for the above scheme comprising the following:

1. Completed application form including Certificate of Ownership and Agricultural Holdings.
2. Drawings A1232-03, 08, 11, 13, 14, 15 & 17.
3. Site location plan numbered A1232-01.

Payment of the fee of £172.00 will be made under separate cover.

We have pre-consulted with David Grant, who has in turn consulted Richard Fidler. In general the only concerns raised related to rear separation distance and potential overshadowing to the properties to either side. We would seek to address these two concerns as follows:

1. Separation distances

The rear extension will be no closer to the rear boundary fence than the south wall of the kitchen already is. It is acknowledged that the bedroom windows will be closer but it is not considered that this would be of detriment to the neighbor at 24 Helmsley Way. The distance to the boundary is circa 11m with the distance to the gable wall of 24 Helmsley Way being just over 12m. By comparison the west eaves of 22 Helmsley Way stands just 9m from the east gable of 2 Kirby Court and likewise the rear of 18 Helmsley Way is located 9.4m from the side of number 1 Rainton Close. These separation distances are illustrated on drawing A1232-13 for reference.

2. Overshadowing

Since the rear elevation of the site faces virtually due south there is only a requirement to consider overshadowing to the rear of the properties on the south side off Kirby Close. The front (north) extension will have no impact as the sun obviously never reaches it. Drawing A1232-14 enclosed provides our sun path study diagram for all 4 seasons at the start, middle and end of each day. This effectively shows that overshadowing is relatively limited. We would also point out that the sun study does not consider sources of shadow beyond the site boundaries when in actual fact very significant tree cover to the south-west side of the site (refer to Google image on drawing A1232-13) casts considerable shadows across all three properties in the late afternoon.

Continued..



Oglesby & Limb Ltd

Chartered Architect

Units 4 & 5 Market Chambers
12 Market Place
Spalding
Lincs PE11 1SL

Telephone: 01775 761196

E-mail: design@o-l-ltd.co.uk

Website: www.o-l-ltd.co.uk



Reg. No. 48844

Director
A.J. Oglesby RIBA

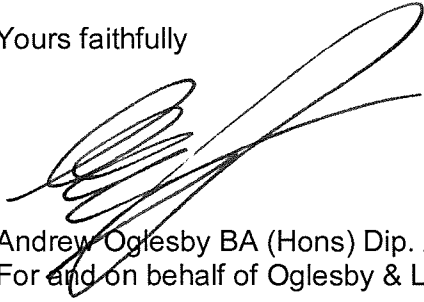
Company Reg. No. 4419410

AJO//A1232

23rd March 2017

We hope that you will find this application complete and satisfactory however should you have any queries please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to be 'A. Oglesby', written over the printed name.

Andrew Oglesby BA (Hons) Dip. Arch RIBA
For and on behalf of Oglesby & Limb Limited

Enc

cc. Mr J Wand