Online Comment

Application	H16-0775-26
Location	The Corner Shop 4 Winsover Road Spalding PE11 1EH
Proposal	Proposed two-storey rear and side extension to existing shop, providing additional retail floorspace, delivery/store area, first-floor storage/staff facilities and separate access to the existing flat

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Name	Imogen Colenutt, Assistant Conservation Officer
Address	Council Offices The Hub Mareham Road LN9 6PH

Date Submitted	10-09-26
For/Against	Comments

The proposal site occupies a prominent position on the edge of the Conservation Area and would be visible in views into it. In addition, the building lies within a key view towards the Grade II listed Railway Station. It is therefore important that the development does not detract from these views or draw undue attention to itself.

It is noted that the proposed extension remains subservient in height to the existing building. However, consideration should be given to whether it could be set back slightly further from the road, thereby reducing its prominence within the street scene and in views towards the railway station.

The proposed signage should also be looked at. It currently appears to sit between the windows, whereas the existing signage is positioned higher on the building. Raising the new signage to align more closely with the existing arrangement would result in a more coherent appearance and reduce visual clutter on the elevation.

Clarification is also requested regarding the proposed material for the new fascia board.

The following conditions are recommended:
1. A brick sample panel showing the proposed brick, mortar and bond
2. Submission and approval of all external windows and doors, including materials, elevation, head details, cills, and confirmation of whether the units are to be recessed or flush with the external wall face.

These details are necessary to ensure that the development responds appropriately to the Conservation Area and the setting of the Grade II listed Railway Station.