mead
planning
& design
meadplanning@gmail.com

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.

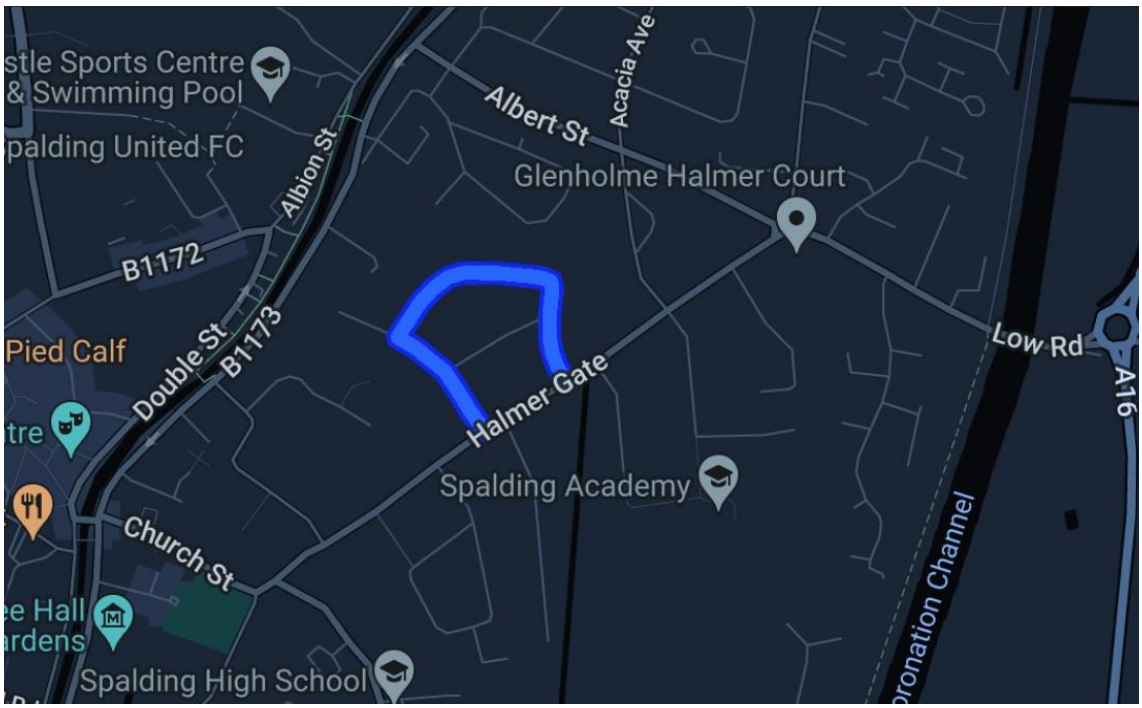
The property is set on a quiet residential cul-de-sac with a variety of properties with many different styles that contribute to a varied street scene.

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

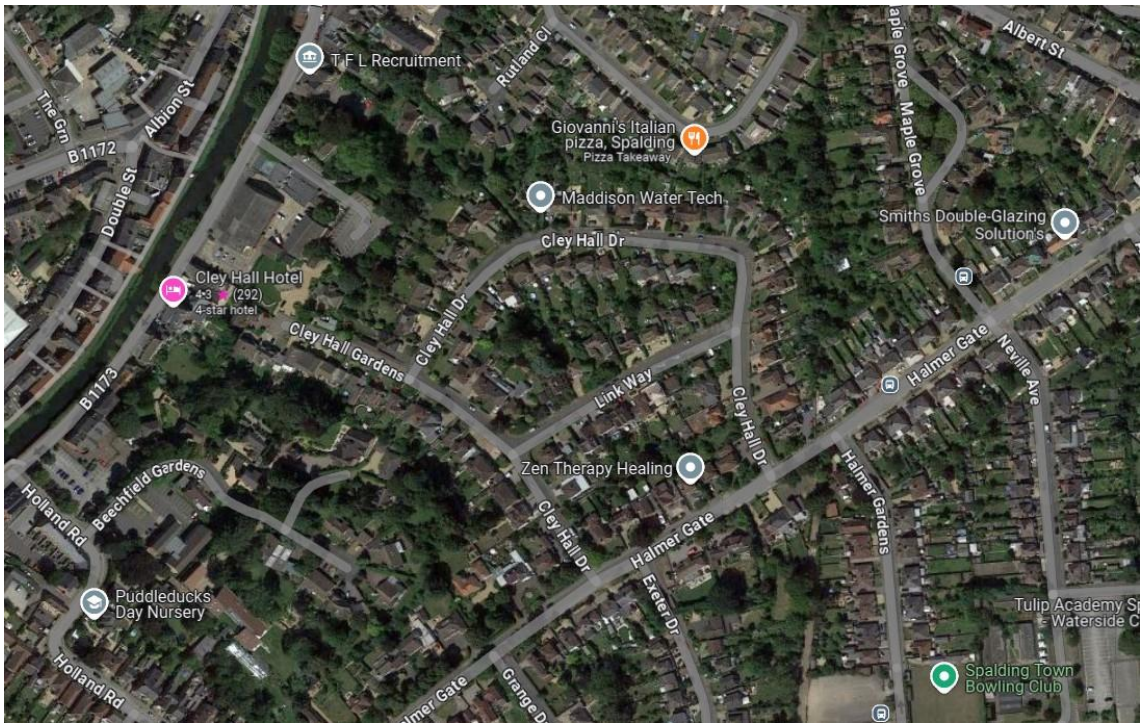
The area of the site is around 1000m^2 the property is around 200m^2 of this total which is 20% of the total site area, the front of the property is laid to lawn with a block paving driveway. The rear garden is laid to lawn with several mature trees and a small patio area.

There are no properties in close proximity that totally 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 high hedge and a low-level brick wall along the front boundary of the site.



Location of cul-de-sac road



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, the existing structures to the side of the property are to be rebuilt with a pitched roof over to replace the flat roof structure. To the front of the property an attached garage is proposed to provide safe vehicle storage, the low front wall will be removed to reform the entrance into the site.

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 290m^2 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, the appearance will be largely unaffected.

Justification

The garage forward of the front elevation is similar in scale and position to other properties in the Spalding area which have been approved in recent times.

These properties are.

H16-0509-17 – 66 Woolram Wygate, Spalding.

H16-0453-03 – 4 Woolram Wygate, Spalding.

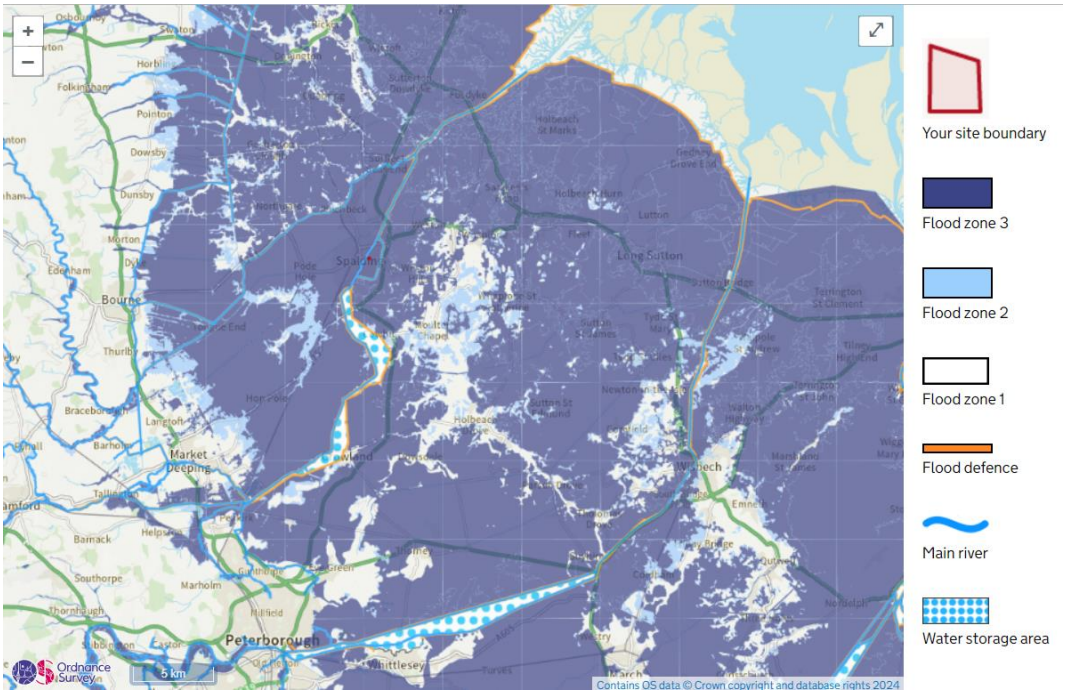
These properties show that there is a precedent for this type of development within the town, these properties are in areas with more exposed street scenes on major access routes within the town. Based on this we feel that the garage proposed is not excessive and does

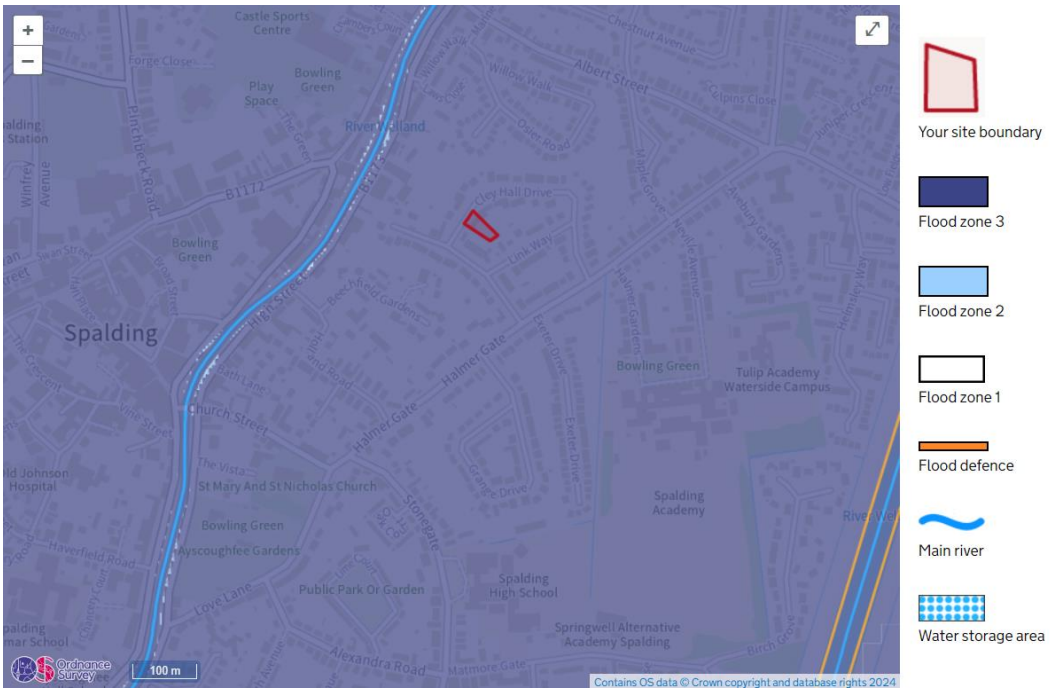
Access

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, there will be greater capacity for vehicles on site with the garage that is proposed.

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 risk associated to the development of this site.





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