Planning Application
for Alterations to;

Yew Tree House, 3a Beechfield Road, Spalding PE11 1UN

Reference PP-04696475

Mr Colin Hennis
Yew Tree House
3a Beechfield Road
Spalding
PE11 1UN

Overview of Document

This document gives details of the proposed changes to the property to provide enough details to allow the District Planning Officers to review the proposed changes to ensure they meet with current planning requirements.

All correspondence should be addressed to

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Overview of Alterations Proposed.

The existing property is a 4 bedroom detached house with an attached garage and is situated on a plot at the rear of 3 Beechfield Gardens.

The alterations consist of the erection of a Detached Garage at the front of the existing dwelling, and the conversion of the existing Garage to habitable space. This entails various modifications to the front and rear aspects of the property as shown later.

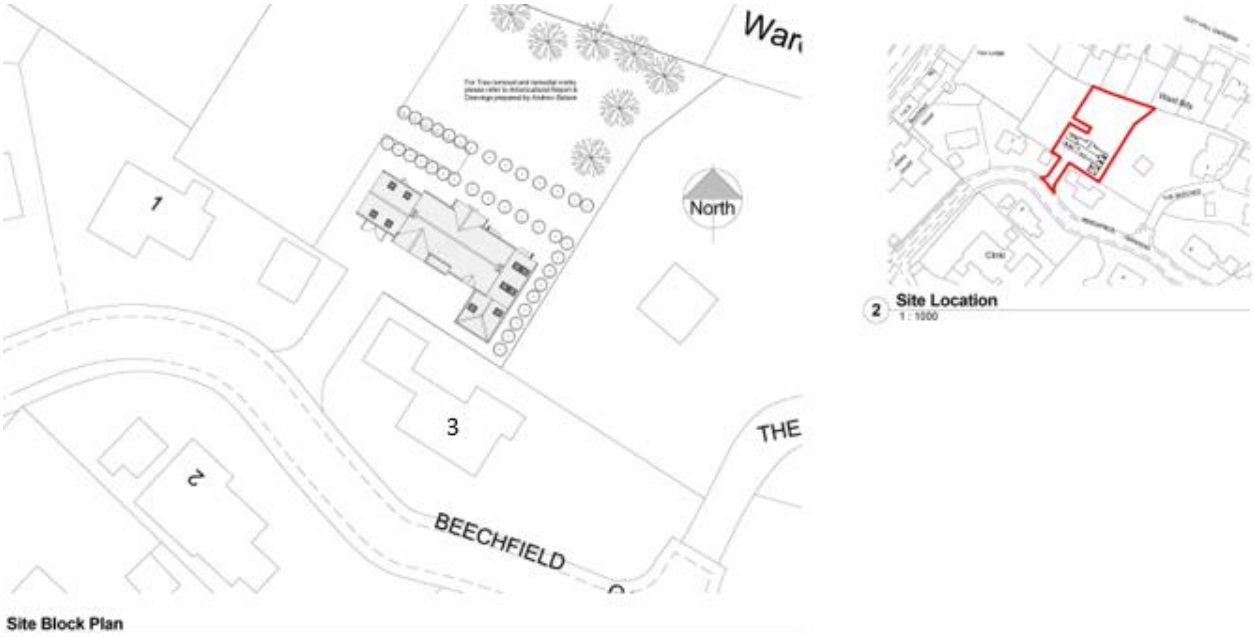
All work to be carried out will be to the required specifications and regulations and with the consent of South Holland District Council.

The Proposed Garage location is behind the existing building line on Beechfield Gardens and would be almost in line with the garages on each of the neighbouring plots, giving consistency to the view of the observer from the street.

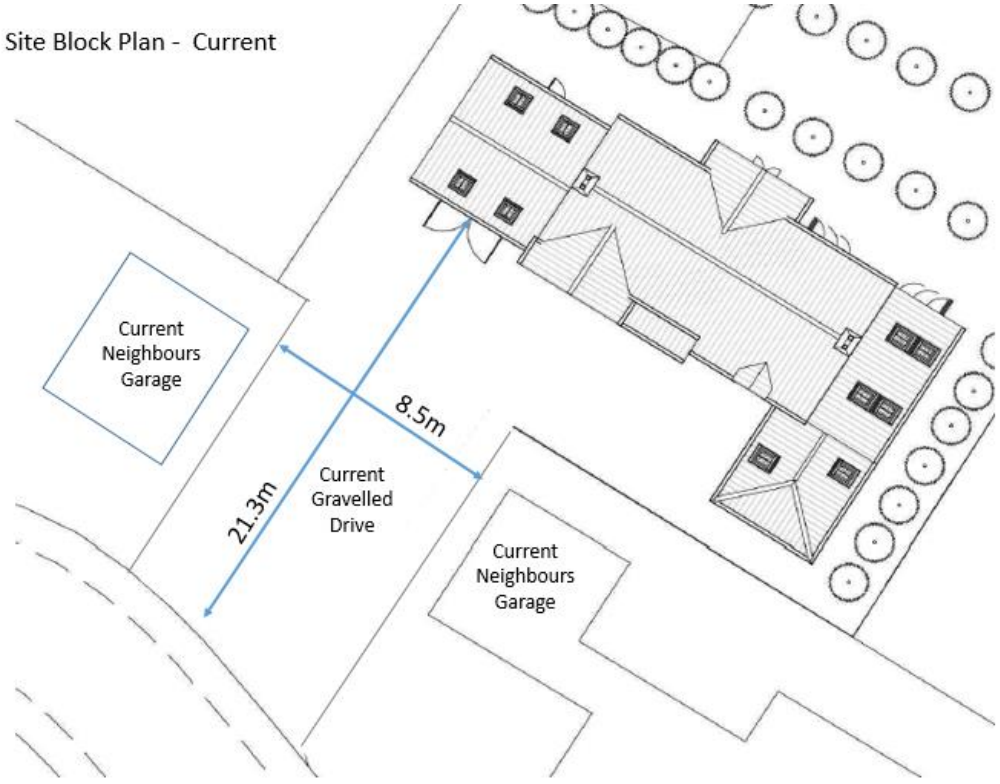
It is submitted that construction of the garage will partially obscure the public view of the main residence behind and therefore help the property to sit more comfortably with the established development in that location. It is proposed to potentially landscape the area between the proposed garage and the front of the house to further soften its visual impact.

Block Plan and Site location and Elevations

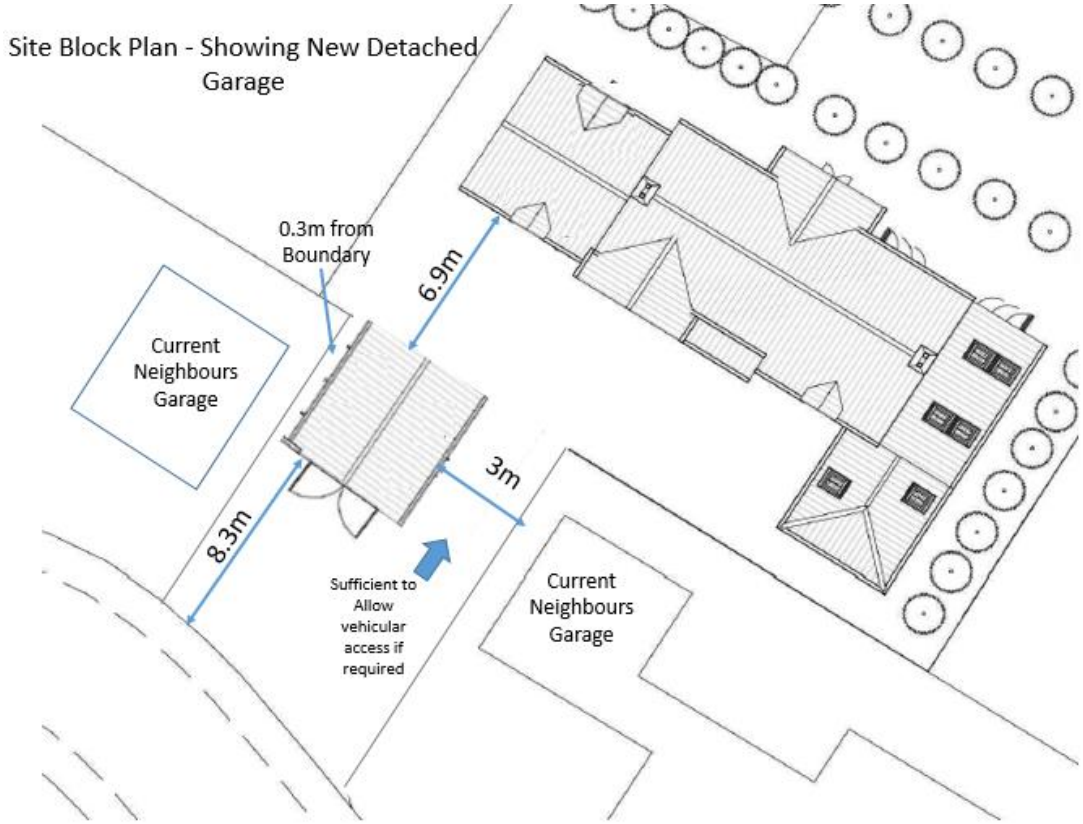
Below shows the site location and the current dwelling.



The current dimensions of the drive and Neighbors garage positions are shown below;



The following then shows the proposed position of the new Detached Garage:



The current view on to the front of the property is as bellow showing neighbours garages either side of proposed location for new detached garage.



The following shows the changes in elevations of the current dwelling;



Front Elevation Current



Front Elevation Proposed with Garage Conversion
(Garage omitted from view)



Front Elevation Proposed with Garage Conversion
(Detached Garage Shown In Front)



Rear Elevation Current



Rear Elevation Proposed – With Garage Conversion

Dormer Window to front and Juliet Balcony to Rear

With the replacement of the roof lights and the addition of the Dormer Window to the front and the Juliet Balcony to rear, the following will be the views from both



The view on the left is from the existing roof light, which will be representative of the view from the proposed front Dormer Window shown on the front elevation.

Obviously the new detached garage will block the view and thus no issue should be apparent with privacy of other properties,



The view from the current rear roof light is shown on the left and will be representative of the proposed Juliet Balcony to the rear.

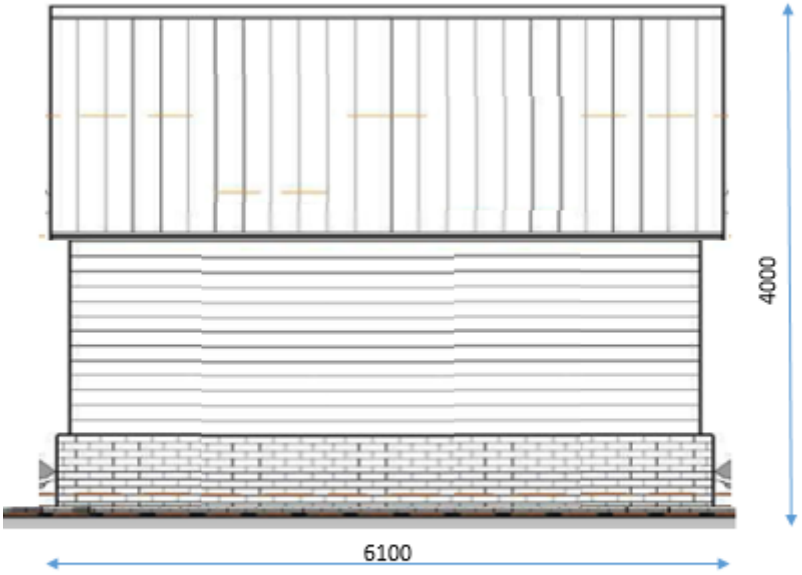
As can be seen there are no properties in the vicinity that are over-looked by this addition.

Proposed Detached Garage Elevations

The following show the elevations of the proposed detached garage.



Proposed Detached Double Garage
Front Elevation



Proposed Detached Double Garage
Side Elevation



Proposed Detached Double Garage
Rear Elevation

The garage will be constructed to meet all relevant building regulations.

Externally the garage will be constructed of identical materials as per existing dwelling and as shown below including reusing the existing garage doors.





