FENLAND ARCHITECTURAL DESIGN
3 Farrow Road, Whaplode Drove, Spalding, Lincs PE12 0TS

Tel: 01406 331 265
Mobile: 07809 125531
Email: fenlandad@gmail.com

PRIOR APPROVAL STATEMENT
for
Proposed rear, dining room, extension
at
16 Willows Close, Tydd St Mary, Wisbech PE13 5QR
for
Mr Chris Precious.

1.0 Introduction:

This Prior Approval Statement is for a proposed rear dining room extension at the above bungalow.

2.0 Location:

No 16 is a detached bungalow, set in a small housing estate of similar properties, in Tydd St Mary.

3.0 The Proposals:

Due to the requirement for further living accommodation it is the Applicant's proposal to add a dining/garden room in the rear garden, accessed off the current utility room.

4.0 The Proposed Design:

The proposal is to add a single story, flat-roofed, room set on the rear elevation at the southern end. The extension is to be 5.000m deep, measured from the existing main rear wall of the bungalow, and 3.950m wide measured externally. This extension therefore exceeds the criteria for Permitted development; hence this Prior Approval Notification.

The height will not exceed 3.000m at the eaves. There is to be a small (1.2m square) lantern light, set into the new roof, and the total height of this will not exceed 4.0m height.

The southern wall, facing the side elevation of No 14 Willows Close, is to be full-height brickwork with no window openings. The east elevation, facing the rear garden of No 8 Kiln Drive, is to have a single window. The north elevation, facing the side of No 18 Willows Close is to have windows flanking a pair of French doors for access to the garden.

It should be noted that the rear boundary of No 16 has extensive tree cover screening it from the properties behind.

5.0 Proposed Materials:

- The new walls are to be constructed from facing brickwork, to match the existing property as closely as possible.
- The new windows and French doors are to be in white upvc, to match the existing windows in the property.
- The fascias, guttering and downpipes are to be in white upvc, to match the existing.
- The new flat roof is to be felted, with chipping finish.
- The lantern light is to be in constructed from white upvc, to match the existing windows.

6.0 Adjoining properties:

There are several adjoining properties as follows:

On Willows Close:

- 9 Willows Close, Tydd St Mary (opposite No 16 to the west).
- 14 Willows Close, Tydd St Mary (set to the south side of No 16).
- 18 Willows Close, Tydd St Mary (set to the north side of No 16).

On Kiln Drive:

- 4 Kiln Drive, Tydd St Mary (set to the east of No 16)
- 6 Kiln Drive, Tydd St Mary (set to the east of No 16)

7.0 Conclusion:

It is hoped that this statement has provided suitable evidence that the overall design and location of this single-story extension are appropriate for this location, also that the materials have been carefully considered; also that they are also appropriate to the location and will not have any undue negative impact upon the neighbouring properties or the street scene.

We look forward to receiving favourable feedback to this Prior Approval Application from the Local Planning Authority.

Enclosures:
drawings PA 01& PA 02

Mike Bacon,
for
Fenland Architectural Design,
December 2020.