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Supporting Statement

Site: 115 Broadgate Whaplode Drove Spalding PE12 0TW
Applicants: Mr & Mrs S Pearce
Proposals: Proposed Extension and Alterations

Location and Surroundings

1. The site is located on the east side of Broadgate, north of Drove Road, set back from the public highway to the rear of a frontage pond. The property includes an area of woodland extending to Division Drain.

2. The property is an existing detached three-bedroom bungalow in a plot of 2.7 hectares. The grounds are predominantly to the rear of the property and are made up of planted woodland. Externally to the rear there is a stable block and a large garage whilst to the front there is a pond which is lined by Willow trees.

3. To the north and south are existing properties comprising bungalows and houses, with traditional two storey cottages opposite. The property boundary extends to the north and south at the rear of adjoining dwellings. The existing garage and stables block is provided in the south-west corner of the property behind adjoining properties.





The existing dwelling

The Application Proposals

4. The application proposes a single storey rear wing to form a master bedroom with ensuite and a study. Internal alterations will also provide a utility room and relocated family bathroom, together with a new rear doorway.

5. Proposed external materials will complement the existing palette of facing bricks and roof tiles utilised on the existing property. The proposed extension will be 7.425m long by 7.75m wide and will dovetail well with the existing property with a roofline slightly lower than the existing property so that the extension will not be visible from the front.

Local and National Policies

6. The following South East Lincolnshire Local Plan 2011-2036 (SELLP) policies have been considered:

Policy 1	-	Spatial Strategy
Policy 2	-	Development Management
Policy 3	-	Design of New Development
Policy 4	-	Approach to Flood Risk

7. The following National Planning Policy Framework policies have been considered:

Paragraph 38	-	Positive and creative approach to decision making
Paragraphs 47-48	-	Determining planning applications
Paragraphs 55-56	-	Planning conditions
Paragraphs 126-130	-	Achieving well-designed places
Paragraph 174	-	Conserving and enhancing the natural environment

8. Whaplode Drove is designated in Policy 1 of the SELLP as “other service centre and settlement” where development will be permitted within development boundaries. Whilst the front of the application site is within the Settlement Boundary, it is noted that the existing bungalow and outbuildings are outside the Settlement Boundary. It is submitted, however, that the bungalow forms part of the existing street scene in this part of Broadgate and should therefore be considered as part of the village.

9. It is a material consideration that the Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2 Part 1 – Development within the Curtilage of a Dwellinghouse permits the enlargement, improvement or other alteration of a dwellinghouse. It is however, accepted that this proposal does not meet the criteria for ‘permitted development’ due to the height of the proposals.

10. Policy 2 of the SELLP advises that proposals requiring planning permission will be permitted provided that certain criteria are met. We would submit that this modest extension proposal has been carefully designed to respect and relate to the original building and integrates sensitively with the character and appearance of the surrounding area.

11. The Planning Framework paragraph 126 states that *good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.* It is submitted that this sensitively designed modest proposed extension is sustainable development because it will adapt an existing building to meet the needs of the occupants over their lifetime.

Views Into/From Site

12. Views into/from the site are limited by the existing boundary fencing and the mature woodland context.

Impact on Neighbours

13. The existing property is set back from the neighbouring properties. Due to the proposed location of the extension to the rear of the existing property and the distance from neighbouring dwellings, it is submitted that the proposals will not have any adverse impact on the occupiers of neighbouring properties.

Impact on Trees

14. Whilst the site has extensive tree cover, no major trees and their root protection areas are close to the existing dwelling and will not conflict with the proposed extension.

Flood Risk

15. The application site is not at risk from flooding and is in Flood Zone 1 as shown on the attached Environment Agency Flood Map at Appendix 1. The development will not contribute to increased flood risks off-site.

Highways

16. The application site is accessed directly from Whaplode Drove which is subject to the local 30mph speed limit. There is a public footway on the opposite side of the road, with street lighting. The existing site layout includes generous gravel surfaced vehicle hardstanding and turning areas, which will not conflict with the proposed extension. There will be no increase in vehicular traffic arising because of the proposed extension.

Conclusions

17. Consideration has been given to permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2 Part 1 – Development within the Curtilage of a Dwellinghouse. However, there are limits on the extent of Class A development. It is accepted that the size of the proposed extension will exceed these limitations, particularly in respect of the height of the extension.

18. However, the proposals are proportionate and subservient to the existing property and will respect its character in terms of design and materials. The proposals will retain neighbour's amenity without introducing loss of light or becoming over-bearing. There will be no adverse impact on the existing major trees and no flood risk impacts.

19. For all the above reasons, we commend the application proposals to the local planning authority.

J R Shephard
April 2023
Our ref: 22119/JRS/ls

APPENDIX 1

COPY OF FLOOD MAP

Flood map for planning

Your reference	Location (easting/northing)	Created
22119	**531663/312470**	**14 Apr 2023 16:39**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

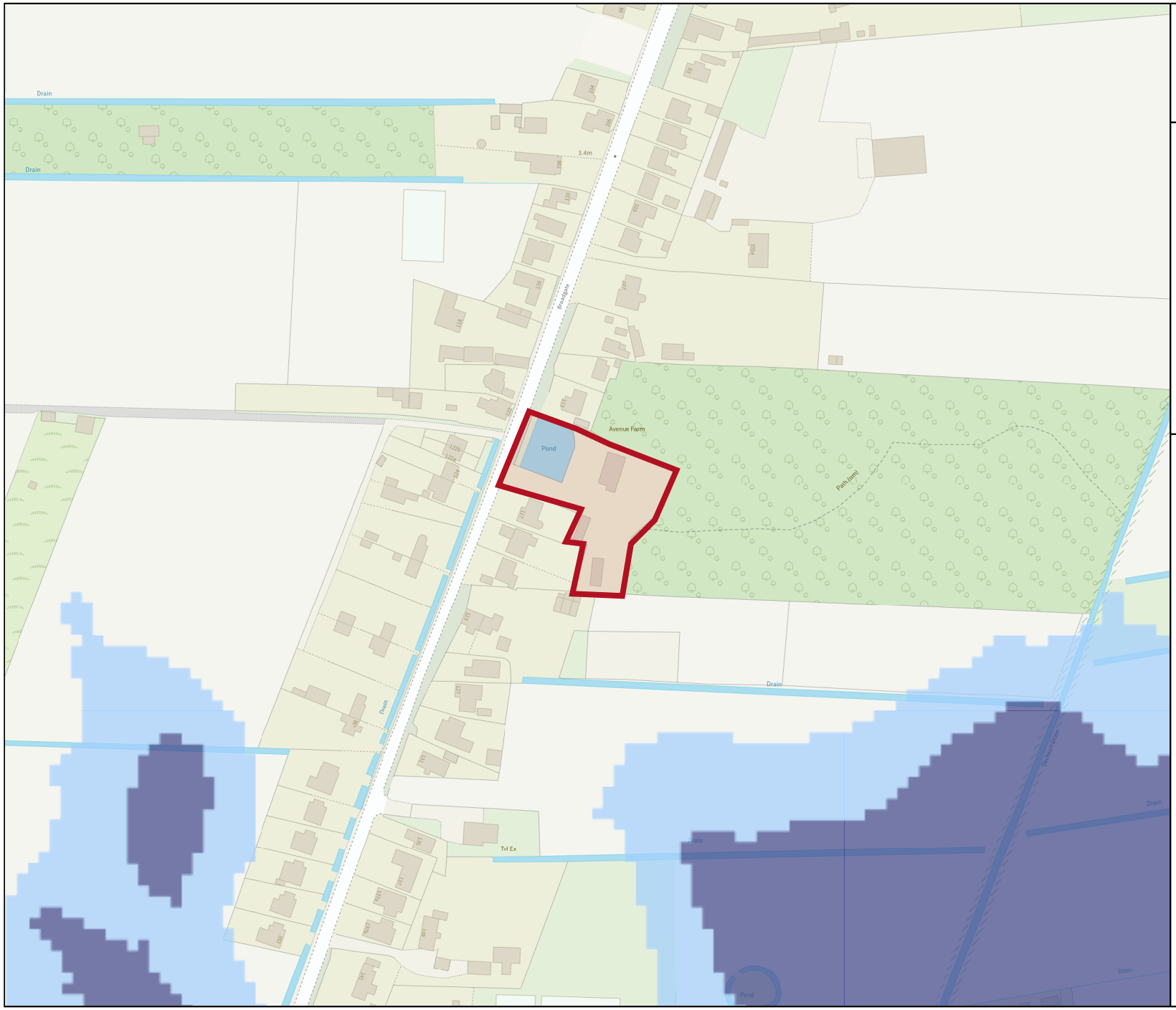
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
22119

Location (easting/northing)
531663/312470

Scale
1:2500

Created
14 Apr 2023 16:39

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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