

Planning Statement.

**Extensions and alterations to dwelling:
Highfield Farm,
Cranesgate North
Whaplode St Catherin
Spalding
Lincs,
PE12 6SR**

- 1.0 Context**
- 2.0 Design statement**
- 3.0 Access statement**
- 5.0 Conclusions**

This planning statement supports a planning application for a new extension.
Site, location, floor, and elevation plans accompany the application separately.

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1.0 Context

- This application is for a single storey rear extensions to Highfield Farm.
- The property is a detached barn converted house.
- It is all single storey.
- Cranesgate North is a long road with a mixture of house types and open fields.
- There is off road parking to the front and side and extensive outbuildings.
- Most houses in the direct area have had extensiona and altertaions approved over the years.
- The property, whilst well maintained, it is in need of futher bedrooms for the growing family.

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2.0 Design statement

- The proposal consists of a single storey element to provide two bedrooms
- It is set some distance from the boundary to both sides.
- The design is such to mirror the existing whilst being connected.
- Materials and detailing will be in keeping with the existing.
- Bricks and cladding will match the existing.
- The roof will be slate to match.
- Heights have been designed to be similar to the existing.
- The design will have minimal impact on the neighbour.

3.0 Access statement

- Access will remain the same
- The full amenities of Spalding are close by including schools, supermarket, doctors, dentists, post office and other numerous shops and facilities.

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4.0 Conclusions

- The proposal is fully in keeping with the setting and the design appropriate to match its surroundings.
- There is no lack of amenity space and ample parking and turning area.
- The location is accessible and sustainable.
- The materials to be used and the detailing will match the existing.
- The view from the front will not change therefore the street view not altered.
- The property and setting will only be improved by the extension to the property.
- The adding of further bedroom will enable long term use as a family home
- The applicant is willing to work with the council to achieve approval of the scheme.

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National Planning Policy Framework

NPPF states that the purpose of the planning system is to contribute towards the achievement of sustainable development - at a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The planning system has 3 overarching objectives which when combined determine sustainable development. An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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