m a t r i x

p l a n n i n g

South Holland District Council

Planning

25 October 2016

Dear Sir/Madam,

Eagle House, Millgate, Whaplode Spalding, PE12 6RY
Planning application
Orangery Extension to rear of house - retrospective

This is an application to retain a recently completed extension that projects 4.7m from the rear of the present house. The projection, although only 0.7 m larger than a permitted development (PD) extension, still requires planning permission. *The excess over PD allowances was brought about by an understandable confusion by the builder arising from other changes to PD rights that allow an extension up to 8m deep to detached properties.*

I suggest the only issue that the proposal gives rise to is whether or not it has an adverse impact on the street scene, or neighbouring land.

It may be readily concluded that there is no demonstrable harm. This is because the extension cannot be seen from the main road, and is otherwise obscured by walls, or vegetation and is distant from other points of view. This may be seen from the attached photographs

Yours sincerely,

Gordon Smith, MRTPI

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SMARTER PLANNING CHAMPION

RTPI
mediation of space · making of place

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Photo source Google.

Looking west- Front of house as viewed from Snaffers Lane- the extension location is not in view



Looking northwards – with location of extension location shown behind two storey outbuilding



Looking northwards – with location of extension location shown <u>behind</u> wall



Looking southwards with extension location viewed remotely

