



THE GRANARY  
SPRING HILL OFFICE PARK  
HARBOROUGH ROAD  
PITSFORD  
NORTHAMPTON  
NN6 9AA

Our Ref: JW/1299-01  
Your Ref: PP-11273732

Planning Department  
North Kesteven District Council  
Kesteven Street  
Sleaford  
NG34 7EF

TEL 01604 880163  
www.argroup.co.uk

20 May 2022

Dear Sirs

PRIOR APPROVAL APPLICATION – LARGER HOME EXTENSION  
56 MOOR LANE, MARTIN, LINCOLNSHIRE, LN4 3RB

Please find enclosed information pertaining to a Prior Approval submission for an 8.0 metre deep rear extension to 56 Moor Lane, Martin. This extension is designed as a structure connected only onto the rear wall of this property, at a depth of 8.0 metres, a width of 6.0 metres and has a gabled roof with a ridge set at 3.63 metres. It would be constructed from materials to match the existing, namely brick and tile. The following plans are included as part of this submission:

- Location Plan and Proposed Block Plan (dwg 523-10)
- Existing Site Plan (dwg 3983)
- Existing Elevation and Floor Plans (dwg 523-01)
- Proposed Elevation and Floor Plans (dwg 523-09)

Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order allows for the enlargement, improvement and alteration of a dwellinghouse. Under subclause (g) this states:

“for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—  
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or  
(ii) exceed 4 metres in height”

The proposed property is not on article 2(3) land or a site of special scientific interest. The extension would not project more than 8 metres beyond the original property, which is detached. The roof is also set below 4.0 metres high. The proposed extension therefore complies with the requirements of this legislation.

THE AITCHISON RAFFETY GROUP  
London Birmingham Manchester Berkshire Buckinghamshire Hertfordshire Northamptonshire Oxfordshire

Aitchison Raffety (Commercial) Limited. Registered Office: Unit 8 Station Court 1 Business Park, Station Road, Station Chase, Bucks. MK14 1FE Registered England & Wales 11316101  
A list of Offices, Chartered Surveyors and Chartered Town Planners is available on request.



In respect of subclause (g), condition A.4 also applies. This requires that full contact details for the neighbouring properties are provided. There are two neighbouring properties in this instance:

54 Moor Lane  
Martin  
Lincolnshire  
LN4 3RB

58 Moor Lane  
Martin  
Lincolnshire  
LN4 3RB

In terms of the position of the extension, it has been arranged so that it is set significantly away from the boundary with 58 Moor Lane, whilst number 58 already incorporates a rear building line notably beyond that of the application site. The proposed extension would not therefore have any impact upon the amenity of 58 Moor Lane. The extension is set closer to the boundary with 54 Moor Lane. It is however set off the boundary, allowing the existing boundary fence to be retained. The closest section of number 54 forms the entrance hallway, and not windows to habitable rooms. On this boundary there is also the detached garage to number 54, which forms the main focal point on the western side of that plot for any rear facing windows. The proposed extension would not therefore appear prominent within the views from 54 Moor Lane. No harm will therefore occur to the amenity of either adjoining dwelling.

No constructors for this work have been appointed to date.

If you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully



Jonathan Weekes BSc (Hons) MA TP MRTPI  
Regional Director



Encs