

Our Ref: JW/1299-01
Your Ref: PP- 11273771

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


www.argroup.co.uk

20 May 2022

Dear Sirs

**PRIOR APPROVAL APPLICATION – ADDITIONAL STOREY
56 MOOR LANE, MARTIN, LINCOLNSHIRE, LN4 3RB**

Please find enclosed the following information pertaining to a Prior Approval Application for construction of an additional storey on the existing 1.5 storey dwelling forming 56 Moor Lane, Martin, under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020, Class AA:

- Location Plan and Block Plan (dwg 523-06)
- Existing Site Plan (dwg 3983)
- Existing Elevation and Floor Plans (dwg 523-01)
- Proposed Elevation and Floor Plans (dwg 523-05A)

The Proposal

The property forms a post-World War II 1.5 storey rectangular property. This includes loft level accommodation provided within the roofspace that is served by rooflights. There is a side extension on the property, forming a garage with a low asymmetrical roof.

This proposal seeks to provide an additional storey over the habitable accommodation only, raising the eaves and ridge by 3.0 metres. The roof pitch will remain the same. The proposal will be constructed from materials to match and include windows only on the front and rear elevations. This will create three bedrooms, whilst the existing accommodation within the roofspace will be reconstructed. The existing chimneystack will also be recreated.

Principle of Development

In terms of the property, it is occupied as a single dwellinghouse. It was constructed in the post-war era (post 1948) and was not approved for residential use as part of any previous Prior Approval submission; it has always been a house. It does not have any existing upward extensions (i.e. its

current building form is as originally approved, with the exception of the side extension as noted above) and it is not located on Article 2(3) land or within a SSSI.

The proposed additional storey is designed at 3.0 metres and is set only over the main body of the property. Given the age of the property and its modern foundations, no external structural supports are required to enable the additional storeys to be constructed.

The proposed extension is therefore considered to accord with all of the clauses for such proposals, subject to consideration of the conditions. These are discussed below.

Compliance with Conditions

Impact upon Amenity

The proposal seeks the provision of a single additional storey, resulting in the increase to the ridge of 3.0 metres. The property forms part of a linear row of dwellings and thus only has the potential to impact upon the immediately neighbouring properties: 54 and 58 Moor Lane, Martin.

Number 54 forms a 1.5 storey property, providing a front gable, and windows principally on the front and rear elevations. There is one side facing window. This is set 10 metres away from the flank elevation of the proposed first floor extension, and aligned roughly with the rear wall of the extension. In this arrangement it will be set sufficiently away that it does not breach the 25 degree horizontal line for sunlight/daylight, whilst the outlook will still be principally of the boundary fence that is located close to the window. Beyond this, the open appearance of the site behind 56 Moor Lane will still be achievable, protecting outlook.

Number 58 forms a bungalow which is principally set 5.0 metres from the side elevation of the application property. This element contains no side facing windows, whilst the L-shaped form of number 58 results in the front and rear elevations having no view of 56 Moor Lane. The proposal will therefore have no impact upon any habitable room windows. There is a side projection that forms the entrance lobby to this property. This faces directly towards the side gable of the application property. The additional storey will be visible from this lobby but it only forms a circulation space so this relationship is acceptable.

No material loss of amenity will therefore occur to either adjoining property as a result of this proposal. Notwithstanding this, the proposal would remove the side facing bedroom window from the existing first floor accommodation, offering betterment to the privacy of 58 Moor Lane.

Appearance

The GPDO seeks the extension works to reflect the character of the existing property. In this respect, the external materials, plus the window scale, number and alignment have all been replicated from the first floor, creating continuity to the front and rear elevations. The window above the front door which will serve the landing has then been designed as a feature aperture in the centre of the building.

The roof structure matches that currently on the property so in effect is simply lifted by 3.0 metres. This maintains the proportionality of the roof structure and overall holistically an attractive front and rear elevation that reflects the character of the existing property, as well as the general character of the area.

The side elevations are blank, as necessary with such proposal. However, this is not uncommon for properties and the relatively limited depth of the building ensures that this extra height to the gable does not result in a dominant feature.

The design of the buildings on this part of Moor Lane, whilst incorporating similar materials and design features, are all unique. The ability to amend a single unit without removing this continuity can therefore be achieved. In terms of the design, the properties form a mix of 1, 1.5 and 2 storey properties, and thus offer a range of eaves and ridge heights. There are a number of two storey properties located immediately to the east of the site, beyond 58 Moor Lane. This property would assimilate with the higher ridgelines to the eastern side of this building cluster, and continue to respond to the lowering of the ridgelines towards the west.

The design of the building should therefore be considered to accord with the aims of this section of the legislation.

Air Traffic and Defence Assets Impacts

There are no impacts upon air traffic or defence assets that would result from this proposal.

Impact upon Protected Vistas

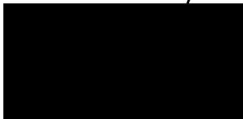
The site does not form part of any protected vistas, as defined within the Directions set out by the Secretary of State on 15th March 2012.

Conclusions

The proposed first floor extension complies with all aspects of the Prior Approval Class AA.

Should you require any additional information, please do not hesitate to contact me.

Yours faithfully



Jonathan Weekes BSc (Hons) MA TP MRTPI
Regional Director



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