

SUPPORTING STATEMENT

Extensions and alterations to

5 Spa Road, Woodhall Spa, Lincolnshire, LN10 6PZ



CONTENTS

1	Introduction	3
2	The Site & Surroundings	3
3	The Proposal	7
4	Planning Policy	9
5	Conclusions	11

DOCUMENT HISTORY

1	Planning Application	23.11.2023
---	----------------------	------------



Andrew Clover Planning and Design Ltd
T: 01507 307485
mail@andrewcloverplanninganddesign.co.uk

Andrew Clover Planning and Design Ltd is registered in England and Wales. Company Registration No: 13674950.
VAT Number: 392355773. Registered Office: 1 Jacklin Drive, Saltfleet, Lincolnshire, LN11 7UJ

1 INTRODUCTION

- 1.1 This Supporting Statement accompanies a householder planning application for extensions and alterations to No. 5 Spa Road in Woodhall Spa.

2 THE SITE & SURROUNDINGS

- 2.1 The application site is located on the southern side of Spa Road within the centre of Woodhall Spa (Figure 1). The site currently consists of a 1 ½ storey dwelling set within good sized grounds centrally along the length of Spa Road. There are dwellings to the east and west. An access road is behind the property to the south and beyond this (on The Broadway) the use is mixed with residential properties, retail, cafes, bars etc. An area of woodland is located directly opposite to the north. The woodland contains locally important attractions including the Coronation Hall, the Teahouse in the Woods and the Kinema in the Woods, and Spa Road is one of the access routes to those facilities.

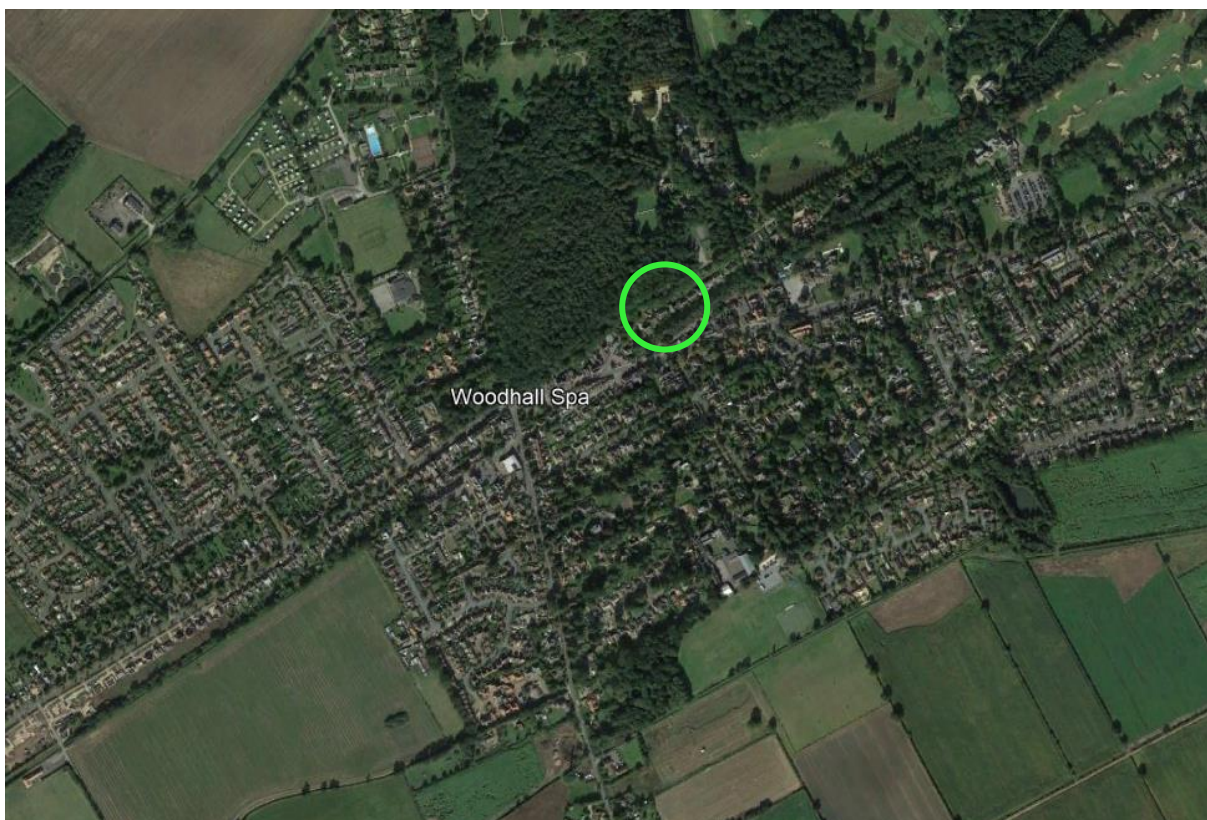


Figure 1: Aerial photograph showing the location of the site.

- 2.2 The dwelling is set back within the plot, on a similar building line to the neighbouring properties, and is accessed via a block paved drive. The front boundary is formed by a low post and rail fence. Behind the fence at the very front of the property are three mature trees which are subject to Tree Preservation Orders (TPO). The side boundaries are formed by a mix of hedging and fences. Either side of the rear/southern boundary

fence are a line of tall mature trees (largely pine) which continue behind the properties on Spa Road. This group of trees is also covered by a TPO.

- 2.3 The dwelling itself is constructed in buff bricks with dark brown timber cladding to the top half of the front gable. The roof is finished with grey concrete tiles. Windows and doors are predominantly white UPVC and there is a large brown uPVC conservatory to the rear.

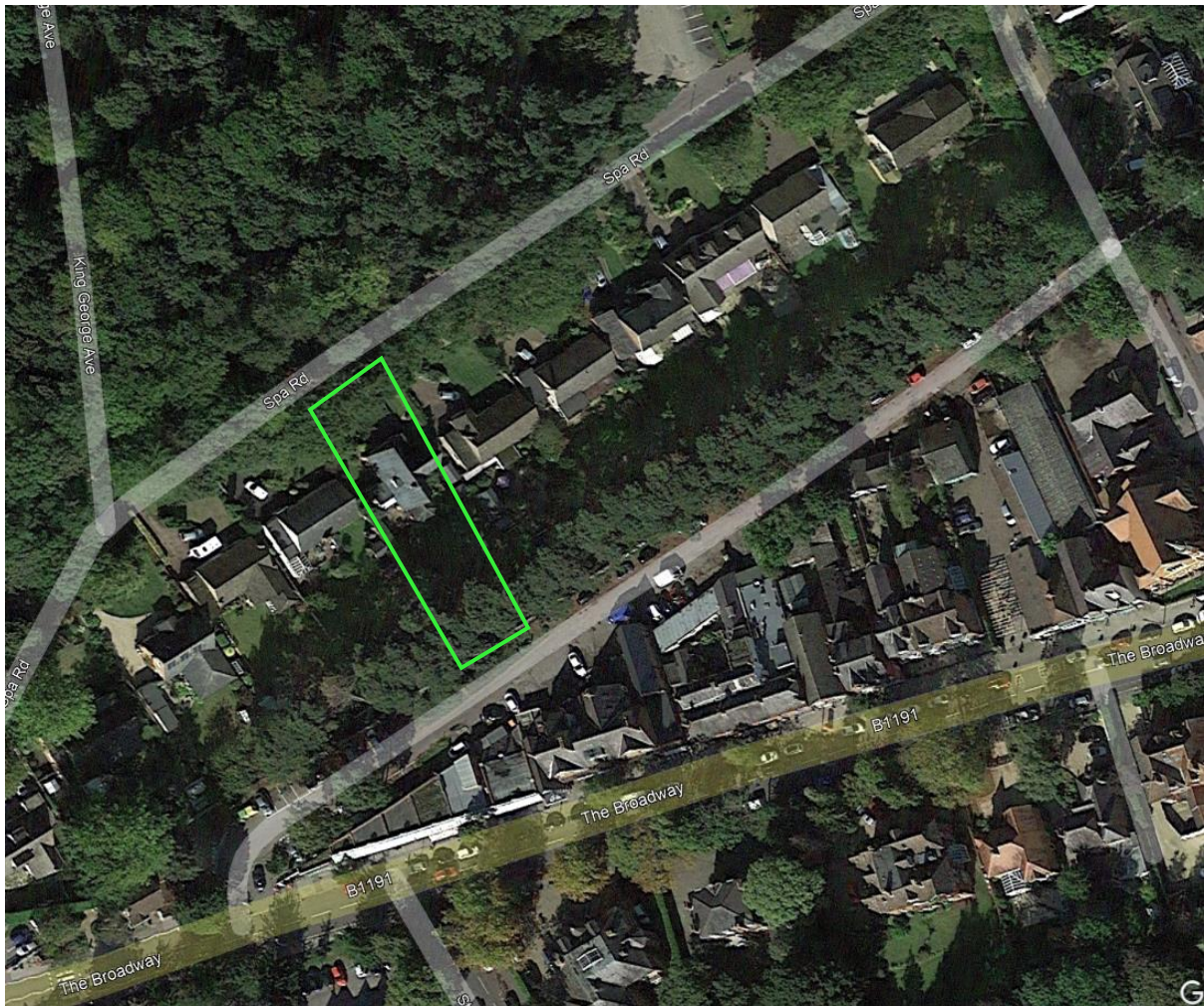


Figure 2: Aerial photograph showing the site in more detail.

- 2.4 According to the ELDC Local Plan the site falls within the Conservation Area (Figures 4-6). There are no listed buildings close by. It is in Flood Zone 1 and is at the lowest risk of flooding. It is also not at risk from surface water flooding.
- 2.5 Recent planning approvals on Spa Road include significant extensions and alterations to No.9 which included raising the roof and rendering the building (application reference S/215/01179/21) and a replacement dwelling at No.11 (S/215/01665/23).



Figure 3: The front (top) and rear (bottom) elevations of the existing dwelling.



Figure 4: 2018 Local Plan Map showing the site is within the Conservation Area (blue line).



Figure 5: Map from the Woodhall Spa Conservation Area Appraisal (2008).



Figure 6: Enlarged detail from the Woodhall Spa Conservation Area Appraisal (2008)

3 THE PROPOSAL

- 3.1 The proposal is to alter and extend the dwelling to create a modern four-bedroom family home. The aim of the design is to provide two very contrasting views, with subtle changes to the front and a full contemporary redesign to the rear.
- 3.2 On the ground floor the existing flat roof UPVC porch will be replaced with a new feature entrance hall which will have the appearance of a contemporary timber clad box. This new entrance will provide a small visual connection to the more significant alterations to the rear of the building. The existing flat roof side extension to the kitchen will be removed and replaced with a new 1 ½ storey extension which is effectively a mirror image of the roof on the opposite side of the building. To the rear the existing conservatory will be removed, and the gable end of the building will be extended further into the garden. With the addition of a single storey contemporary flat roof extension a new open plans kitchen, dining and living space will be created at the rear of the building. Overhangs on the flat roof will provide a space for outdoor dining as well as providing shade during the summer months. On the first floor there will be an additional bedroom in the new side extension. This room will have a dormer window facing north towards Spa Road to avoid overlooking.

- 3.3 To update the building the cladding on the front elevation will be removed and the brickwork will be painted white. The existing windows will be replaced with slim profile black windows (Figure 7).



Figure 7: Visualisations of front elevation.

- 3.4 The rear of the dwelling will have a more contemporary appearance as a result of the flat roof extension and large overhangs (Figure 8). Brickwork will be painted white to match the front and side elevations and the top of the gable and part of the extension will be clad in timber to match the new front entrance porch.

4 PLANNING POLICY ASSESSMENT

- 4.1 Relevant policies within the ELDC 2018 Local Plan include:

SP1 A Sustainable Pattern of Places
SP2 Sustainable Development
SP10 Design

CHARACTER AND APPEARANCE

- 4.2 Policy SP10 (Design) sets out criteria by which the Council will support well designed suitable development which maintains and enhances the character of the districts towns, villages, and countryside. The advice is reiterated in the NPF at paragraphs 126-136.
- 4.3 The dwelling is effectively a 1½ storey bungalow which has been altered over time with a single storey extension to the kitchen and the addition of conservatory to the rear. The building dates from the 1970s/1980s and appears to have been built at a similar time to the other properties on Spa Road. The street consists largely of bungalows with one or two occasional 1½ and 2 storey dwellings largely built-in similar materials. In the report for the approved alterations and extensions to No.9, the officer made the following observation regarding Spa Road:

“Whilst of limited intrinsic architectural value and not reflecting the architecture of the village core, the row does present with a consistency of style and appearance, and thus makes a significant contribution to the character of this part of the Conservation Area.”

It is for this very reason why the modifications to the front elevation will be subtle. The overall shape and form of the building will largely be the same, with the right-hand side extension being a mirror of the left. The new entrance porch will replace an existing UPVC flat roofed porch and will be just a small sample of the contemporary design to the rear of the building. The painted bricks will have texture which is less stark than render and will represent a modern transition between the rendered and brick buildings in the street. As such the proposed alterations to the front of the building will not be out of keeping with the street scene and will have no harmful effect on the character of the Conservation Area. The modern contemporary alterations and extensions to the rear of the building being largely single storey they will be hidden from views to the south.



Figure 8: Visualisations of rear elevation.

AMENITY

- 4.4 The proposed extension on the right-hand side (west) of the building matches the size and shape of the building on the adjacent side. As the neighbouring property to the west has a blank gable inline and facing the extension there will be no harmful effects in terms of massing or loss of light. As the extension will have a dormer window facing forward towards Spa Road there will also be no effect on amenity through overlooking. As the rear extension is predominantly single storey there will be no overlooking of the gardens to the rear of the properties. Overall, there will be no detrimental impact on neighbour amenity as a result of the proposal.

OTHER MATTERS

- 4.5 As access arrangements will not be changing and there will be no increase in the usage of the site, there will be no harmful effect on highways safety. Likewise, there will be no impact on the protected trees to the front and rear of the property.
- 4.6 The site is not within the flood zone and is also not at risk of surface water flooding. As the increase in the building footprint will not be significant there will be no increase in flood risk to the site and the neighbouring properties.

5 CONCLUSIONS

- 5.1 Overall, it is considered that the proposed extensions and alterations will have no harmful impacts on amenity and the dwelling will remain in keeping with the distinctive character of the locality and with the character of this part of the Woodhall Spa Conservation Area. The proposal therefore accords with relevant policies within the Local Plan and relevant paragraphs of the National Planning Policy Framework.