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[REDACTED]

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File RW

East Northamptonshire Council,
Development Control,
Cedar Drive,
Thrapston,
Northamptonshire.
NN14 4LZ

For the attention of the Planning Officer.

Dear Sir/Madam,

Re: -Design/Access/Heritage Statement, Extension 55, West St., Kingscliffe.

Use.

Application relates to an extension to an existing single family dwelling with additional rooflights and as such will not impact more than existing.

Amount.

Extension to an existing single family dwelling in an existing residential site and area and as such will not impact further on existing public services etc. in the area.

Layout.

Remains as existing with the addition of side extensions whilst retaining the existing garden and as such has no public areas.

Scale.

Single storey side extension in keeping with existing and adjoining properties thus retaining the character in the conservation area in accordance with policies.

Landscaping.

Private rear garden remains as existing consistent with adjacent properties and with regard to naturally occurring plant/animal species etc.

Appearance.

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A single storey side extension in scale and materials to match existing and designed to maintain neighbour facilities/privacy etc. thus maintaining the character of the conservation area consistent with policies.

Heritage Statement.

The building lies within the Conservation Area in Kingscliffe amidst a mixture of old/new detached, semi-detached and terraced buildings built in various materials from natural stone/render/facing brick walls with Collyweston Tiles/Clay Pantiles/Concrete Pantiles/Concrete tiles/Natural Slate/Eternit Slate/flat roof etc. roofing materials along with a mixture of window styles in predominantly timber construction interspersed with upvc etc. Directly facing 55 are 86/88B relatively recently built affordable terraced housing in modern materials. Although in a Conservation Area the only Listed Building in close proximity is No.51 being Grade 11 listed. The building is intended to have a side extension predominantly out of public view with additional rooflights as submitted plans and as such will not impact on adjoining buildings, the street scene or the Conservation Area.

Access.

Vehicular access remains as existing.

Justification.

A side extension built in materials to match existing and surrounding properties to provide additional accommodation along with internal alterations etc. to upgrade the property to modern standards in keeping with surrounding properties in the vicinity whilst maintaining the character of the Conservation Area.