

**51 London Road Kirton
Boston PE20 1JE**

Proposed Alterations & Extensions



PLANNING STATEMENT

January 2024

Introduction

This is a Householder Planning Application for a proposed scheme of refurbishment which involves the removal of an existing flat roofed two storey extension and the introduction of a more appropriate extension to the rear of the existing detached dwelling at 51 London Road Kirton.

The application also seeks approval for a detached garage to be built to the rear of the property utilising the existing vehicular access from London Road.

Application Site & Proposal

This application site is an established residential property close to the centre of Kirton. There is existing vehicular access and parking within the site. The original dwelling presents an attractive traditional appearance to London Road. A two-storey flat roofed extension was added to the property some time ago along with adjacent single storey elements which currently provide the only means of access to the dwelling given that the original front door was removed, presumably as part of those 'improvements'.



Existing Flat Roofed extensions to be removed



Lean-to outbuilding to be removed

The dwelling is in need of a full programme of refurbishment in order to provide acceptable living accommodation and as part of that programme it is considered practical to remove the defective rear extension and single storey elements and construct a two-storey replacement element that will provide energy efficient measures in its construction specification along with improvements such as Building Regulation compliant stairs and ground floor wc accommodation to Part M of Building Regulations thereby increasing accessibility for occupants and visitors to the dwelling.

The resultant accommodation will provide a 4 bedroomed family orientated home which will be proportionate to the generous plot with its private garden area and on site parking.

The proposed extension will improve privacy for the adjacent dwelling (No.53) which is currently overlooked by first floor windows in the existing rear extension which is to be removed.

It is proposed to construct a pitched roof over the new extension which will intersect with the original roof below the existing ridge line in accordance with good design practice
External materials will match those of the original house

It is proposed to re-introduce a front door to the property as indicated on the submitted plans along with a traditional form of tiled canopy over.

The plans also include the provision of a detached garage to the rear of the property. This building will be of traditional construction with external materials to match the dwelling. The garage has been located beyond the line of the adjacent mature tree to minimise any adverse effect on the root system to that tree. Permeable driveway and parking will ensure that there is no adverse effect on neighbouring property due to potential surface water run-off.

Conclusion

It is considered that this application is extremely straightforward and that it will bring back into use a traditional dwelling located on a generous plot close to the centre of Kirton. The refurbishment of the dwelling will enable energy efficient measures to be introduced along with other improvements such as ground floor wc provision as indicated on the submitted plans. We therefore look forward to receipt of planning approval at the earliest opportunity in order that the works can be carried out and avoid further deterioration of the property.

Alan J Finch
January 2024

mlp Moulton Land and Planning