

Our Ref: LDC3172
5th November 2020

Planning Department
East Lindsey District Council
Tedder Hall
Manby Park
Manby
Louth, Lincolnshire
LN11 8UP



12 Vickers Lane
Louth
Lincolnshire
LN11 9PJ

T : 01507 611155

E : admin@lincsdesignconsultancy.co.uk

www.lincsdesignconsultancy.co.uk

Dear Sir/ Madam

RE: Proposed Extension to 48 Norfolk Place

Please find enclosed a householder application for an extension to an existing dwelling at 48 Norfolk Place, Boston.

The site is located in the northern area of the town centre, towards the north of Norfolk Place. This street is a largely built up, residential area consisting of two and three storey terrace houses. They are traditionally built in brick, and some are rendered and painted white, yellow and red.

48 Norfolk Place largely fits with this vernacular, though the eaves are slightly lower and it is not a terrace. The front part of the building has a gable roof running from north to south, creating a straight linear roof and eaves line from the front, as with other houses down the street. The roof on the longer, linear, rear part of the dwelling runs perpendicular to this. To the north of the main part of the dwelling is a single storey linear lean-to building running the length of the house. This opens out onto a narrow, linear gravel area which is fenced in (and accessed via a gate) before being open to the parking area to the north.

To the south, in-between the two-storey element of 48 Norfolk Place and two-storey no.1 Stafford street to the south, is a covered store/garage area. This can be accessed from the street via double timber doors. It is covered with a metal sheeting roof and is somewhat unsightly from the street. To the rear of this is a small courtyard garden. This is enclosed by internal and external walls of 1 Stafford Street and the dwelling to the rear.

The existing dwelling currently comprises a small living/dining area, a long linear kitchen, a bathroom and four bedrooms, however all rooms are small and with low head height.

The proposals seek to extend the building in place of the existing covered store area between buildings. The roof of the front part of the building would extend to the south, filling the gap with another two storey building. A single storey flat roof area will be created to the rear however most of the courtyard will be retained.

The plan shows how the extension will open up the ground floor, creating an enlarged living/dining area, opening out onto the courtyard. It will also provide a ground floor boots entrance with a utility area. An additional staircase will lead to another bedroom. The second staircase is required due to the nature of the existing first floor plan and low head heights.

From the street, it will appear almost a mirror image of the existing. This is very reminiscent of the vernacular of the rest of the street, more so than the existing single storey store area. In this way, it is very much an enhancement to the site and is more in keeping with the surroundings of the area.

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Offices also at: Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH

Not only is it a betterment of the site, it accords with local and national planning policies and therefore should be granted approval.

Yours faithfully



Ricky Newton
Associate

Enc.

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