



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Committee

8 July 2020



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 8 July 2020 that was received after the Agenda was published.

S20/0174

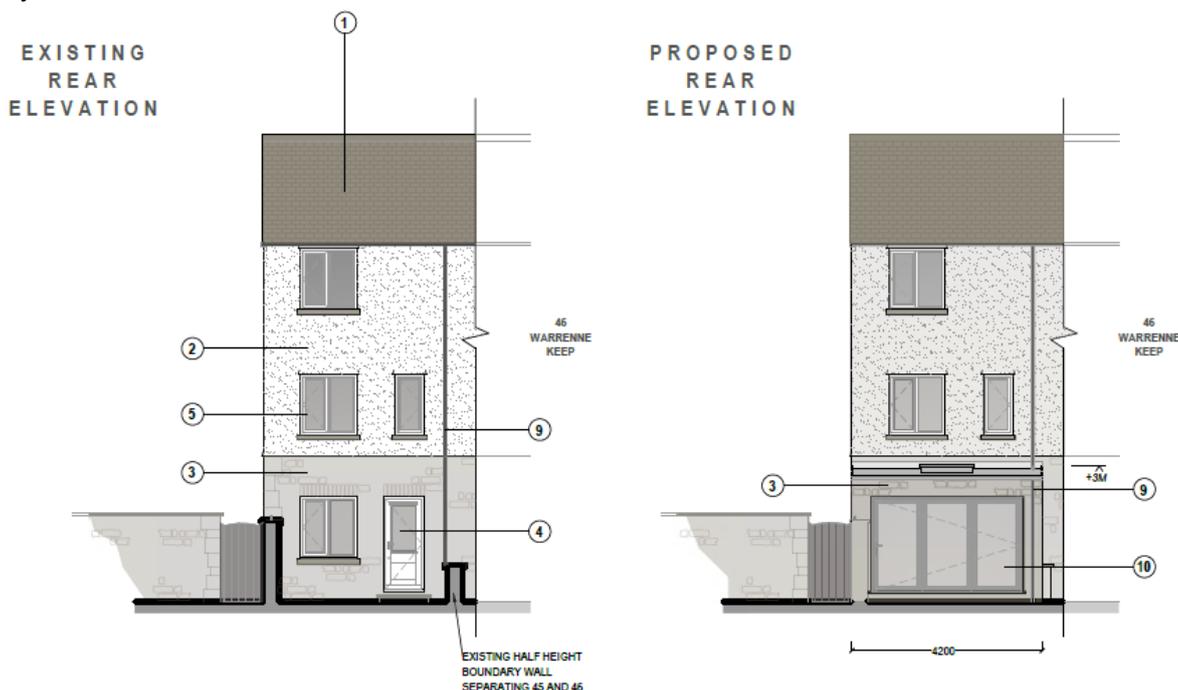
Proposal: Single storey rear extension and external alterations. Relocation of rear access and installation of boundary fence.

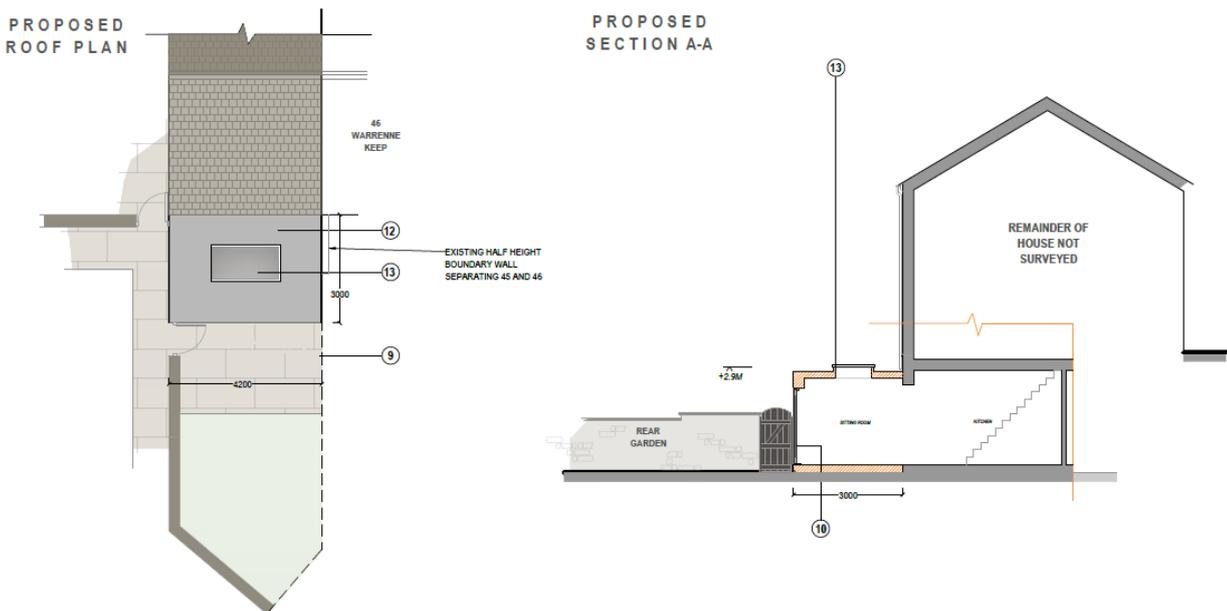
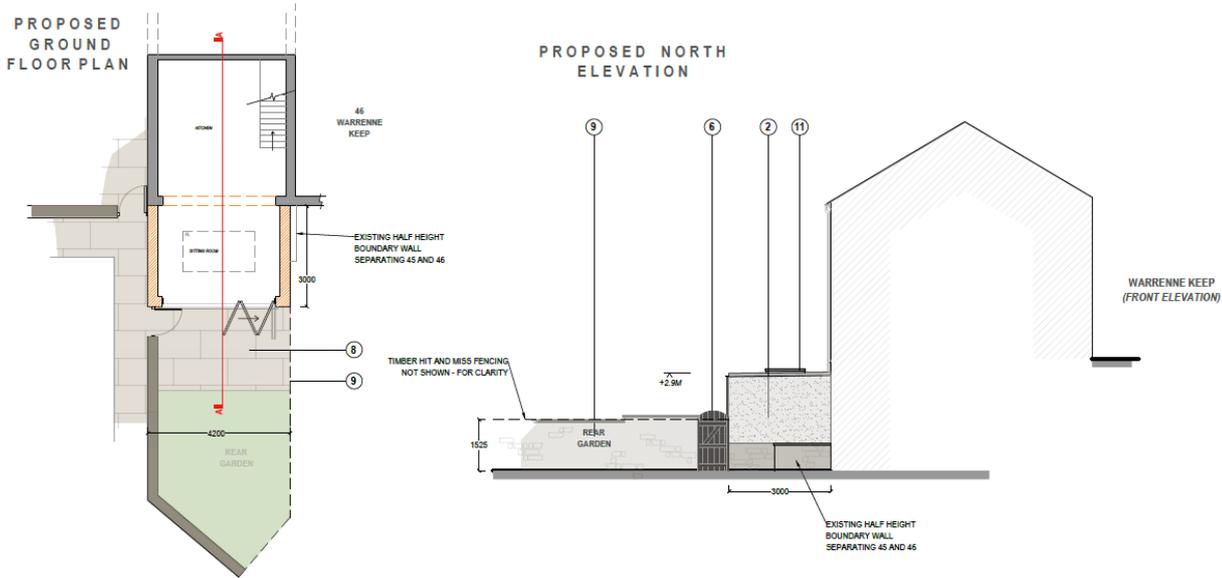
Site Address: 45 Warrenne Keep, Stamford

Summary of Information Received:

Amended plans reducing the height of the extension and proposed fence. Further information regarding the deeds of the dwelling.

Amended plans have been provided reducing the height of the proposed fence from 6ft to 5ft. The extension has also reduced in scale, with a rooflight added and render to the side of the extension to reduce this impact. The half of the low boundary wall between no. 45 and 46 is also to be retained to half way.





The applicant has provided correspondence confirming that the Chair of the Warrenne Keep Residents' Association is now in agreement with the amendment to the fence height, however there has been no change to the comments regarding the extension despite efforts to create mediated amendments to the plans.

The applicant has also supplied a copy of the property deeds which confirm that the gardens are not communal despite having previously been kept open plan, and that there is no covenant restricting a fence being erected. Due to GDPR, at the applicant's request these legal documents are not included.

Photograph provided by applicant of previously approved rear extension to No.44 Warrenne Keep



Photo provided by applicant of consented conservatory, garden wall and gate at No.1 Warrenne Keep



Questions received from Cllr Milnes:

Q. What consideration or reference, if any, has been made of the original planning approval, (see attached) especially condition 6 and the reasons for condition 6

Answer: Condition 6 of the original planning permission related to materials and required details to be provided for the materials used in floor space and the boundary wall. This application has in turn considered the materials proposed to ensure that they would be in keeping or appropriate in their context. We consider the proposed materials to do this. The amended wall with the gated access repositioned will not introduce any foreign materials to this boundary. A new timber fence is noted, however timber fences also now exist within the Warrenne Keep development.

Q. What consideration, if any, has been given to the reasons for the original Article 4 relating specifically to Warrenne Keep and its overall design characteristics including the walls and open areas to maintain the design as originally intended – to look like the ruins of a castle/keep in this sensitive area of Stamford

Answer: During the application process we consulted SKDC's Conservation Officer who confirmed he did not have any objections regarding the design of the development and believed the extension would not negatively impact on the surrounding Conservation Area which is covered by the Article 4 Direction. I can confirm we are in agreement with this statement and consider that the proposal would not be out of character with Warrenne Keep when taking into account previous developments of a similar nature that have been approved. These include a single storey extension at neighbouring 44 Warrenne Keep to the west of the site, together with demarcation of its boundary with 43 Warrenne Keep.