

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data point analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

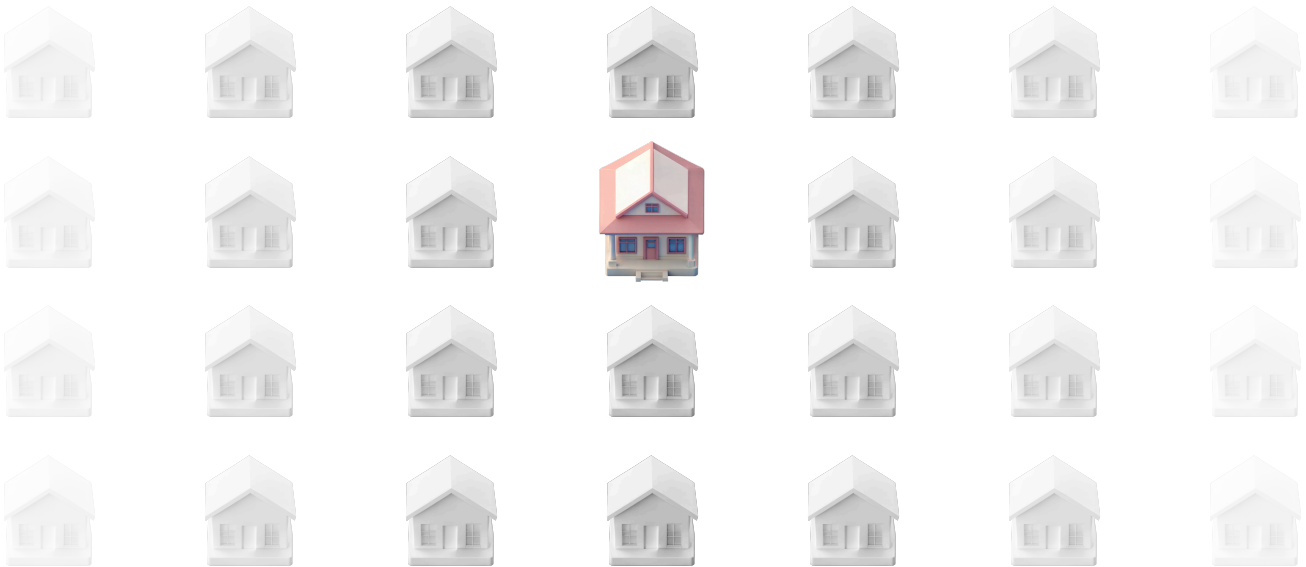
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

The NTSELAT has issued new guidance for property agents to help buyers and renters make informed decisions. Planda reports assist in complying with these rules.

What can I build at my new home?

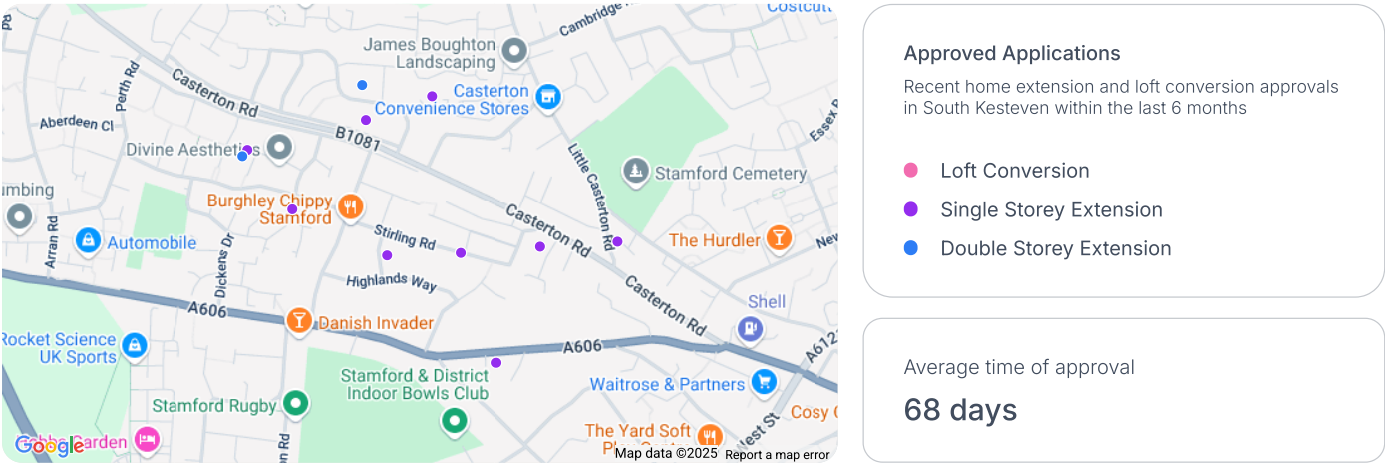
23 Stirling Road, Stamford, PE9 2XF

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



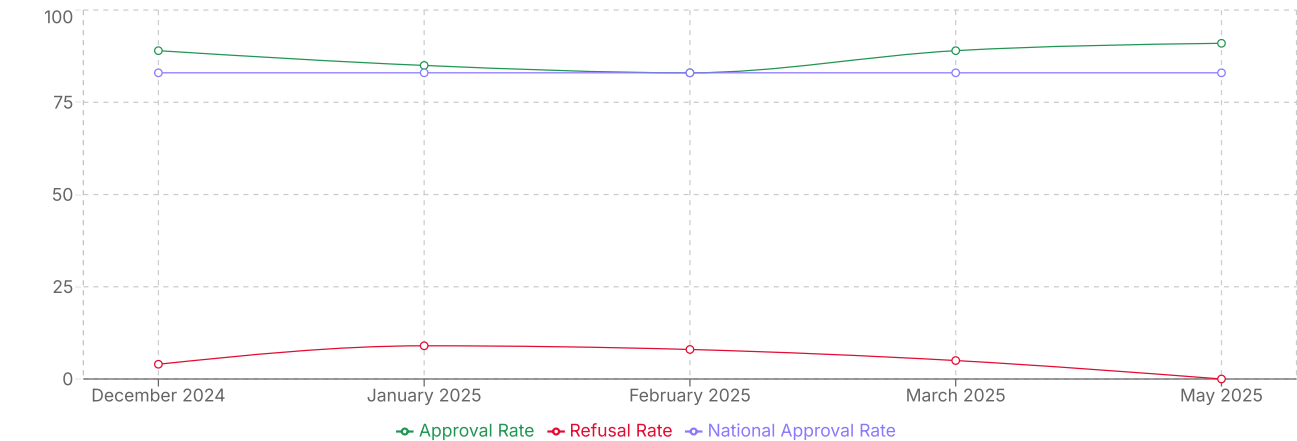
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **94% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

4

The number of loft conversions

that have been approved in the last 6 months in South Kesteven council

1

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

**40
days**

An estimated timeline

for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by South Kesteven. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure that dormer designs are in proportion to the existing dwelling to avoid being considered over-dominant.
- Familiarize yourself with and adhere to relevant policies such as NPPF Section 12 and local core strategies like EN1, EN6, and DE1 to ensure compliance with design standards.
- If rejecting previous designs, consider a complete redesign that better aligns with the scale, design, and character of the existing home and neighborhood.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

3 Beverley Gardens Stamford 2UD PE9

● 245 meters away

[ref S21/1091](#)

Approved

06.08.2021



Loft Conversion

Charnwood 76 Casterton Road Stamford 2UA PE9

● 289 meters away

[ref S21/0159](#)

Approved

10.03.2021



Loft Conversion

28 Highlands Way Stamford 2XJ PE9

● 134 meters away

[ref S20/1214](#)

Approved

17.11.2020

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **99% chance** of obtaining planning permission for a single storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

92

The number of single storey extensions
that have been approved in the last 6 months in South Kesteven council

10

The number of single storey extensions
that have been approved within a 500m radius to you in the last 6 months

**73
days**

An estimated timeline
for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by South Kesteven. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to prevent significant overlooking and loss of privacy for neighboring properties by positioning windows strategically and considering their proximity.
- Clearly demonstrate public benefits that outweigh any identified harm to heritage assets, aligning with the NPPF and local policies.
- Respect the original building's proportions in the extension's design to maintain its heritage significance and visual context.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

19 Stirling Road Stamford 2XF PE9

● 20 meters away

[ref S21/2356](#)

28.01.2022



Single Storey Extension

Approved

19 Stirling Road Stamford Lincolnshire 2XF PE9

● 20 meters away

[ref S21/1625](#)

10.11.2021



Single Storey Extension

Approved

22 Stirling Road Stamford 2XF PE9

● 33 meters away

[ref S19/1612](#)

30.10.2019

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **91% chance** of obtaining planning permission for a double storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

11

The number of double storey extensions
that have been approved in the last 6 months in South Kesteven council

2

The number of double storey extensions
that have been approved within a 500m radius to you in the last 6 months

**88
days**

An estimated timeline
for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by South Kesteven. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure your double storey extension design complements the existing character and quality of the surrounding area to avoid adverse impacts on the neighborhood.
- Maintain a sense of openness and symmetry in your design to preserve the amenity of surrounding occupants and prevent loss of openness.
- Adhere to the requirements of Section 12 of the NPPF regarding design quality and ensure your extension positively impacts the local area.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

17 Stirling Road Stamford Lincolnshire 2XF PE9

● 33 meters away

[ref S18/1607](#)

Approved

02.11.2018



Double Storey Extension

23 Highlands Way Stamford 2XJ PE9

● 56 meters away

[ref S18/0599](#)

Approved

26.06.2018



Double Storey Extension

8 Argyll Way Stamford Lincolnshire 2XQ PE9

● 58 meters away

[ref S16/0435](#)

Approved

04.05.2016

Previous Applications Overview

23 Stirling Road, Stamford, PE9 2XF

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 23 Stirling Road

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 6 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

There have been no planning applications on the property in the past 8 years.

Other Applications at 23 Stirling Road

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

There have been no planning applications on the property in the past 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



77 New Applications submitted

within 500m in the last year.

351 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

House (Extension)

Removal of the existing garage. Proposed single storey rear and side extension.

6 Argyll Way Stamford Lincolnshire 2XQ PE9

● 100 meters away

[ref S24/1922](#)

Approved

10.01.2025

House (Extension/Conversion)

Single storey front extension, conversion of garage to living space and alterations to elevations.

42 Stirling Road Stamford Lincolnshire 2XF PE9

● 113 meters away

[ref S24/1864](#)

Approved

06.01.2025

Annexe Conversion

Conversion of existing outbuilding to annexe

Rookery Nook 77 Casterton Road Stamford Lincolnshire 2UB PE9

● 130 meters away

[ref S24/1691](#)

Approved

17.12.2024

Dining Space and Open Plan Kitchen Extension

Single story rear extension to create a separate dining space and open plan kitchen.

39 Highlands Way Stamford Lincolnshire 2XH PE9

● 154 meters away

[ref S24/0985](#)

Approved

14.08.2024

Garage Conversion & Extension (Retrospective)

Rear single storey flat roof link extension with garage conversion combining the two areas (retrospective)

10 Stirling Road Stamford Lincolnshire 2XG PE9

● 119 meters away

[ref S24/0806](#)

Approved

18.07.2024

House (Extensions)

Erection of two storey side extension and rear single storey extension.

37 Highlands Way Stamford Lincolnshire 2XH PE9

● 150 meters away

[ref S24/0833](#)

Approved

17.07.2024

Single Storey Rear Extension

Erection of single storey rear extension

3 Beverley Gardens Stamford Lincolnshire 2UD PE9

● 245 meters away

[ref S24/0647](#)

Approved

16.07.2024

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

New Dwelling (Demolition & Construction)

Demolition of the existing dwelling and construction of a new dwelling.

1 Vence Close Stamford Lincolnshire 2LZ PE9

● 306 meters away

[ref S23/0117](#)

07.03.2023

Approved

Confirmation of Lawful Implementation for Single Dwelling

Lawful Development Certificate to gain confirmation of lawful implementation of planning permission S19/1889 (Erecti...

Land Off Little Casterton Road Stamford Lincolnshire 1BB PE9

● 354 meters away

[ref S23/0076](#)

07.03.2023

Approved

New Dwelling (Construction)

Erection of dwelling and associated works

19 Empingham Road Stamford Lincolnshire 2RJ PE9

● 438 meters away

[ref S20/0597](#)

21.12.2020

Approved

Single Dwelling Development

Erection of single dwelling

Land Off Little Casterton Stamford

● 354 meters away

[ref S19/1889](#)

31.01.2020

Approved

Replacement Dwelling (Bungalow)

Demolition of bungalow and erection of replacement dwelling.

41 Empingham Road Stamford 2RJ PE9

● 254 meters away

[ref S18/2220](#)

31.01.2019

Approved

Single Storey Detached Dwelling

Erection of a single storey detached dwelling

Land Rear Of The Dingle And Holly Lodge Little Casterton Roa...

● 354 meters away

[ref S17/0120](#)

15.05.2017

Approved

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.



No planning applications in the last 8 years

There have been no planning applications matching the criteria
in the last 8 years.