

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-0088-19 **Applicant:** Mr & Mrs Goodwin

Proposal: First floor extension to form 2 additional rooms and shower room, ground floor infill between porch and games room and alterations

Location: Millau 29 Peak Hill Cowbit

Terminal Date: 21st March 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for first floor extension to form 2 additional rooms and shower room, ground floor infill between porch and games room and alterations at Millau, 29 Peak Hill, Cowbit, Spalding.

Site description

The site is part of a cluster of properties forming a residential frontage on the eastern side of Peak Hill approximately 1 km to the south of the built-up area of Cowbit. The wider location is characterised by open fields. The dwellings are sited on lower site levels in relation to the highway and not greatly set back from this road. The site access lies on a steep slope.

Material considerations

Principle of development

The site is outside the settlement boundaries of Cowbit, thus it is considered to be in the countryside. Policy 1 of the South East Lincolnshire Local Plan states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given the nature of the development, the proposed extension and alterations can be by no means located elsewhere within the defined settlement limits of urban settlements. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

Scale, design and layout

The proposed first floor extension would protrude 4.20 metres from the southern side elevation. To the main rear wall, the depth would be 8.20 metres which 2 metres would project outward the front elevation in both storeys. The maximum apex height would be as much as that of the main roof's ridgeline. Having regard the existing dimensions of the house, the proposal would be subservient to the host property in terms of scale, massing and bulking.

The main purpose of the proposal is to increase internal floor space on the first floor to accommodate two bedrooms further and additional shower. This is in accordance with the increasing daily needs of the current occupiers of the dwelling. Internal alterations would be made as appropriate to ensure access between the proposed rooms and the existing spaces.

The main roof of the building would be accordingly enlarged on to the proposed extension to the south. The development would form a two-storey element with gable roof on the front elevation. The ridge of this roof would be located roughly 75 centimetres below the ridgeline of the main house. In order to provide further coherency with the additional roof at the front, a lean-to roof would be proposed over the existing porch.

With regards to the external materials, dark brown or grey vertical cladding would be installed on all elevations of the extension. The white horizontal cladding currently at the front elevation would be also replaced for the proposed cladding. The remainder of the elevation would remain in facing brickwork. The proposed cladding would deliver a more contemporary appearance to the building without at the expense of the visual amenity of the building itself and wider street scene. Additional roof tiles would be Dark grey cement matching those existing in the building. Fenestration and fascia would be made of White PVC as existing.

In view of their design and external layout, the overall appearance of the extension and associated works integrate well with the style and details of the host structure and support the character of the street.

Impact upon residential amenity

A large detached gable roof garage is in the adjacent curtilage to the south in close proximity to the boundary. The outbuilding is set at angle and most of its massing runs in parallel with the southern side elevation where the extension is proposed. No windows face the application's property. A patchy wall mitigate the visual impact of the house from the ground floor level.

The main dwelling Peak Hill House is also set at angle but set back further from the road and the site boundary with the application's property. Only one obscured upper window has been proposed on the side elevation of the extension. The bulking and fenestration of the extension would not create any overbearing impact either overlooking effect upon the adjacent neighbours.

Representations

Cowbit Parish Council

No objection

Neighbour consultation

No representation received

Conclusion and recommendation

Having regard to the material considerations of the proposal, it is concluded that the development is in accordance with Policy 1, 2, 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is therefore recommended to approve this planning application for approval.