

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-0998-18 **Applicant:** Mr R Turner
Proposal: Extensions and alterations - re-submission of H01-0744-18
Location: Fairview Farm 19 Mill Drove South Cowbit
Terminal Date: 30th November 2018

Planning Policies

Local Plan July 2016:

SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity
SG20 Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

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 re-submission of planning application ref. H01-0744-18 for extensions and alterations at Fairview Farm, 19 Mill Drove South, Cowbit.

The aim of this new proposal is to seek permission for replacing flat roof on top of single-storey rear extension for gable roof.

Two gable pitches instead of single pitch are proposed in order not to block the rear windows on the first floor level and undermine the potential amenity of dwelling occupiers.

This amendment would soften the "sharpness" of a flat roofed extension which was not unacceptable although the new roof feature would actually embellish the external layout and design without detracting from the existing host property and properties nearby.

The roof tiles would be still matching those existing in the property.

No objection has been received.

In light of considerations above, the proposals are in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.