

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-1077-18 **Applicant:** Mrs Liz Middleton

Proposal: Single-storey extension to the rear of the property to form a sun room and adjacent utility room

Location: 40 Stone Gate Cowbit Spalding

Terminal Date: 19th December 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 householder planning application for single-storey extension to the rear of the property to form a sun room and adjacent utility room at 40 Stone Gate, Cowbit, Spalding.

The context is characterised by residential development. Two-detached house is the type of development in the area. The property is within an extensive residential frontage along the northern side of Stone Gate. The site is narrow linear. To north, there is open fields beyond the rear boundary.

The site location is within defined settlement limits of Gosberton as per both South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate

otherwise against local and national planning policies.

The proposed development consist of a single storey flat roofed extension. It would protrude roughly 3.43 metres from the main rear wall and 1.76 metres from the side elevation. Its width would be approximately 5.41 metres and its maximum depth 4.13 metres on the side eastern elevation. Its maximum height would be close to 2.90 metres. Given these dimensions and those of the host property, the proposal would be clearly subservient to the host property in terms of scale, massing and bulking.

With regards to design, the extension would have a short parapet wall with 75mm coping stone over it. A roof lantern is proposed to provide further daylight inside. Fiberglass would be the outer layer of the roof treatment. Facing brickwork to match existing in the dwelling. The resulting appearance is characteristic of this type of development and would not detract from the dwelling.

The rear garden is sufficiently spacious to accommodate the proposed extension. The development would be almost 12 metre away from the rear boundary. Nearly 2 metre high timber close board fencing is along the western boundary line with adjacent property at No. 38. The separation distance with that would be about 70 cm which is quite shirt. However, there is an access opposite side elevation. The impact of the extension upon the adjacent neighbours would be negligible albeit its close proximity. Most of the massing would be in parallel with blank side elevation of No. 38.

Cowbit Parish Council has raised no objection. No other representation 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 therefore recommended to approve this planning application via delegated decision.