

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-1254-18 **Applicant:** S Grigas

Proposal: Rear first floor extension constructed over existing single-storey extension, side porch and internal alterations

Location: 148 Barrier Bank Cowbit Spalding

Terminal Date: 14th February 2019

Planning Policies

Local Plan July 2006:

SG18 Landscaping of New Development
SG14 Design and Layout of New Development
SG20 Extensions and Alterations to Existing Buildings
2 Development Management
3 Design of New Development

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application for rear first floor extension constructed over existing single-storey extension, side porch and internal alterations at 148 Barrier Bank, Cowbit, Spalding.

The site is part of the residential frontage on the eastern side of Barrier Bank. At this point of the road, the properties are placed significantly on lower ground in relation to the highway. The driveway lies on a steep slope and runs along the southern-east elevation to the back of the property. A rear garden laid to lawn extends further to the rear. Most of the properties are detached houses reflecting a certain range of designs, appearances and ages.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site location is within the settlement boundaries of Cowbit in both Local Plans. The principle of development is therefore acceptable unless material considerations indicate otherwise.

The proposal consists of a first floor extension above existing single-storey rear extension and a side porch. The application's property is a two-storey cream rendered detached dwelling which stands on slightly step land having the most significant uneven site levels along the northern-west side elevation where the walls are erected half meter deeper into the ground.

The resulting dimensions after developing the first-floor extension would be nearly 9 metres in width, 6 metres in depth from the pitch of roof and 3 metres from main rear wall. The maximum apex height would be 6 metres. The eaves from southern-east elevation would be 4 metre high and 4.60 metre high from northern-west side of the building. The proposed porch would be developed on the entrance door at the side elevation bordering with the drive. It would be 2.30 metres wide, 1.30 metres deep and approximately 3 metres high. Having regards these dimensions and the scale of the property, the proposal would be reasonably accommodate to the host property in a commensurate way in terms of scale and massing.

The aim of the proposal is to increase internal floor space for a combined kitchen/breakfast room, utility room, storage and toilet on the ground floor and enlarged existing bedroom, additional one, replacement bathroom and balcony on the first floor. This is deemed to be acceptable in accordance with the increasing daily needs of the family members living in the property.

2no. two-storey gable pitched elements would be formed at the rear elevation. The element to north-west would protrude less than the adjacent element and its ridgeline height would be lower. The external walls would be rendered with colour matching the existing in the host property. Facing brickwork to match the existing under the render is proposed for the side porch. Material in fenestration and guttering would also match the existing. The balcony would have glass balustrade being obscure on the northern side. Overall, the design and layout of the proposal is of good standard and respond creatively to the character and distinctiveness of the surrounding area.

2 metre high Leylandii hedgerows are along both side boundaries. The property is facing south-west following the pattern of most of the residential buildings in the frontage. However, the adjacent house No. 146 is set at angle facing to west and clearly located behind the application's property. The shortest separation distance between both buildings is approximately 8 metres. The angle between both houses is such that no overlooking is anticipated from the proposed balcony. In addition to that, the opposing elevation seems to not have any upper window. The visual impact of the rear extension perceived from the occupiers would not be significant.

No representations have been made.

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

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