DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0112-19**	**Applicant:**	**Mr & Mrs Borrett**
Proposal:	Proposed front extension to form new en suite and porch		
Location:	63 Postland Road Crowland Spalding		
Terminal Date:	28th 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	0	0	1
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application that seeks planning permission for proposed front extension to form new en suite and porch at 63 Postland Road, Crowland, Spalding.

The site location is solely characterised by residential development. Postland Road is a wide highway between the town centre and A16. A frontage of detached residential properties is well defined on each side of the road. The buildings stand in long linear plots. The bungalow is the predominant housing type along the road. The entire area to the front of the application's property is a drive in gravel.

The site is within the settlement boundaries of Cowbit as set out in the Policies Map Inset 13 of South East Lincolnshire Local Plan. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town

and Country Planning Act 1990.

The proposed front extension would project outward 3 metres from the front elevation of existing single-storey element. Its height and width would be as much as those of that element. The porch would protrude 2.49 metres from the front elevation and would be 1.52 metre wide covering 3.78 square metres. The porch would be as high as the proposed extension. Having regard to the dimensions of the bungalow, the proposal would be subservient to the host property in terms of scale, massing and bulking.

A hip roof would be on top of both the extension and the porch to replicate the style of the main roof. Facing brickwork, roof tiles and fenestration material would match those existing in the dwelling. On the western side elevation of the extension, a 630 X 900cm window would be obscure glazing as it faces the en suite whereas a larger 630 x 1200cm would be clean glazing to light up further the bedroom. For these reasons, the design of the proposal is in keeping with the features of the host building and the appearance would be in line with the character of the vicinity.

A nearly 2 metre high conifer mature hedgerow is along the side boundary with No. 65 to east. A timber close board fence of similar height is erected on the boundary line with No. 61 to west. Such boundary treatment would mitigate the visual impact especially upon the occupiers of No. 65 given the proximity of the extension. Taking into account the timber fence and the separation distance, the windows would not overlook to the site of No. 61. The proposal is not considered to be disruptive onto the wider street scene as the site is well concealed and the building greatly set back from the road. Furthermore, the residential amenity would not result undermined after carrying out the proposal.

Crowland Parish Council has stated no objection to this application. No other representation has been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this application via delegated powers.