

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-0904-18 **Applicant:** Mr & Mrs John Lee
Proposal: Two-storey extension to side of dwelling
Location: 49 Peterborough Road Crowland Peterborough
Terminal Date: 12th 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	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for two-storey extension to side of dwelling at 49 Peterborough Road, Crowland.

The site is of rectangular shape and spacious. The dwelling is a bungalow considerably set back from the road. There is a slope on the edge showing that the site levels are slightly lower than those of the highway although the dwelling is slightly raised. There are two vehicular accesses and a long rectangular flat roofed garage at the rear garden close to the northern side boundary line. The adjacent property No. 51 to south-west is also a bungalow whereas the dwellings to north-east (No. 1 and 3 Tatwin Drive) and north-west (31 Beccelm Drive) are two-storey.

The site location is within defined settlement limits of Crowland 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 extension would approximately protrude 4.30 metres from the southern-west side elevation and would be as much deep and high as the bungalow. The scale, massing and bulking of the proposal would be therefore subservient to the host property.

The ridge would be extended roughly 4 metres to adjust the southern slope with the side elevation of the proposal. The roof style would remain hipped. External materials would match those existing in the bungalow. The overall design of the intended development would be in keeping with the property.

The purpose of the extension is to relocate existing ground floor spaces with the aim of converting bedrooms into ensuite and adding a studio. A dormer would be also created to accommodate two further bedrooms, bathroom and storage. The proposal also includes the opening of three roof lights on the front roof slope and two further on the rear slope to allow sunlight into dormer bedrooms.

Nearly 2 metre high timber close board fence is aligned with rear elevation of the dwelling blocking front views through side aisles and then it goes along the rear sections of side boundary lines and entirely the rear boundary. Low concrete pillars with chains hanging in between delimit the front section of side boundary lines.

There would be still a considerable separation from the extension with windows of adjacent property at No. 51. In this context, and considering the massing of the proposal, no overshadowing effect would be anticipated. Having observed the discreet size of windows on the opposing elevation, no main habitable room would be close to the proposed extension. The distance with neighbouring properties beyond the rear boundary is even further than No. 51 so any impact upon their amenity is inexistent.

Taking into consideration the scale of the proposal, separations distance and boundary treatment, it is concluded that the levels of residential amenity of adjacent neighbours would not result therefore undermined due to the proposal.

Crowland Parish Council has stated there is no objection against the intended extension. No representation has been made after neighbour consultation.

In light of considerations above, the proposed development is 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.