DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0927-18**	**Applicant:**	**Mr S Gilby**
Proposal:	Side extension, first floor extension, alterations and detached garage		
Location:	7 Barbers Drove South Crowland Peterborough		
Terminal Date:	4th December 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
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

Proposal

This is a full planning application for a side extension, first floor extension, alterations and detached garage at 7 Barbers Drove South, Crowland.

The side extension would be off the south-western elevation and would replace the existing attached garage and utility room. It would be slightly wider and would be flush with the existing front elevation at this point, rather than being set back like the existing garage. This would accommodate a dining area and kitchen. The existing roof and new roof space would accommodate two additional

bedrooms and bathrooms. Dormers would be constructed to the front and rear of the southern most bedroom on the first floor. Roof lights would be utilised for the other rooms.

A new detached garage would be sited to the rear of the dwelling.

Site Description

Number 7 is a 3-bed detached bungalow with attached garage set out within a large plot. There are large gardens to the front and rear. There are bungalows opposite and to the north. There is a field to the south on the other side of tall hedging which lines this boundary. The northern boundary is hedged to the front of the property and fenced at the rear.

The site is detached from the defined settlement limit for Crowland as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside.

Representations

Crowland Parish Council - No objections.

Material Considerations

The new extension would be finished in smooth stone colour render similar to that on part of the existing front elevation. The existing roof would be replaced with new slate look tiles. Fake timber boarding in black would be installed on the gables and dormers. Given that the design of existing dwellings in the area is varied, the proposed materials are considered to be acceptable. Furthermore, the footprint of the existing dwelling would only be marginally increased by the proposed side extension and so the scale is acceptable. The proposed detached garage would be sited to the rear where it will not be particularly visible. Overall, it is not considered that the proposal would have an adverse impact on the character and appearance of the area.

No neighbour objections have been received and it is not considered that the proposal would have a material adverse impact on residential amenity in terms of overlooking, overshadowing or having an overbearing effect. There are no dwellings to the south east that it would impact upon and the side extension and new first floor windows would not impact on the adjacent dwelling to the north-west due to their siting. Additionally, No. 7 is over 20 metres from existing dwellings opposite.

Conclusions

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan (2006), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.