DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-1163-18**	**Applicant:**	**Mr & Mrs M Woodcock**
Proposal:	Two-storey side extension, single-storey rear extension and roof conversion of an existing bungalow		
Location:	15 Kemp Street Crowland Spalding		
Terminal Date:	16th January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
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	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a two-storey side extension, single-storey rear extension and roof conversion to 15 Kemp Street Crowland.

The two storey side extension would be off the eastern elevation and would form a new hall and double garage. This would be 9.5m in width and would extend backwards to where the existing garage and entrance is located. The existing loft would be converted to living accommodation and would extend through to the two storey side extension so that the first floor would cover the entire width of the property to provide 3 bedrooms and 2 bathrooms. The existing garage would be demolished and replaced by a sun lounge which is slightly deeper and wider.

Rooflights would be added to the first floor and existing windows be replaced with dark grey upvc to match the new. The walls of the new extension would be finished in dark grey timber cladding. Roof tiles to be confirmed and will be conditioned.

Site Description

Number 15 is a detached bungalow with attached garage, set within a good size plot. The properties immediately either side are bungalows but there are also larger detached houses in the vicinity. There are bungalows to the rear. There is a mix of materials of construction in the area.

The site is within the defined settlement limit for Crowland as set out in the South Holland Local Plan (2006).

Representations

LCC Historic Environment Officer - No archaeological impact.

North Level District IDB - No comment.

No representations from members of the public have been received.

Material Considerations

Impact upon character and appearance of the area

Given that existing properties in the area vary in terms of design, the design of the proposal would be acceptable. Although the timber cladding to the side and rear extensions would be different to other properties in the vicinity, there is no uniform design in the area which it could be said to be out of keeping with. The footprint of the existing dwelling would be considerably increased by the proposed development (it would effectively be doubled in width), however it is a good size plot with a large drive and garden area to the east. The scale would therefore be acceptable. Overall, it is not considered that the proposal would have an adverse impact on the character and appearance of the area.

Residential amenity

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 would be no significant change to the western facing elevation other than the installation of two rooflights for the new first floor bathroom and a bedroom. There is already a side window facing the adjacent property and so it is not considered that the installation of the rooflights (one of which would be obscure glazed) would materially impact the residential amenity of occupants of that property. There would be no rear facing first floor windows. The proposal would extend the dwelling across almost the entire width of the plot at the front, although it would be further away from the boundary further back given the angle of the boundary. A reasonable separation distance would therefore be retained from number 13.

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.