

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0091-19 **Applicant:** Mr Steve Burdall
Proposal: Two-storey side extension and associated works
Location: 19 Town Dam Lane Donington Spalding
Terminal Date: 20th 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	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is a householder planning application for a two-storey side extension and associated works at 19 Towndam Lane, Donington, Spalding.

The site is at the south-east part of the built-up area of Donington. Its context is solely characterised by residential development. The application's property is a two-storey dwelling in a linear site. The residential building is at the centre of the curtilage. In doing so, both front part and rear garden are spacious. A driveway in gravel with a turning point and grass area are to the front of the property.

The rear land is laid in lawn.

The site is within the settlement boundaries of Donington in accordance to the Policies Map Inset 4 of the South East Lincolnshire Plan. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The proposed extension would protrude 4 metres from the eastern side elevation of the building. It would fill the entire depth of the dwelling. The maximum apex height would be nearly 7.90 metre and the eaves approximately 4.90 metres high. With regards to the proposed front porch, its dimensions are not visibly excessive. Having considered the dimensions of the house, the proposed development would be therefore subservient to the host property in terms of scale, massing and bulking.

The existing gable roof front element would be removed and the entire first floor would be set forward to align with the footprint of the building at the front. The roofing would be carried out to place the extension under the main roof of the house keeping the hip layout. The existing flat roof of the single-storey element on the western side elevation would be re-roofed as the main block at a pitch of 15 degrees. The windows on the principal elevation would be renewed so that there would be a symmetry between those on the ground floor level and those on the first floor level.

With regards to the external materials, light grey render would be applied on all walls. Slate grey roof tiles to match existing would be used for the extension. UPVC in cream colour would be installed for new fenestration. The proposed materials would not undermine the visual amenity of the building itself and the built environment in the surroundings.

As a result of these works, the proposal would deliver uniformity to all elevations of the house in contrast with the existing variety of roof styles and forms of development. The front porch would embellish the overall design of the dwelling. The resulting design and external layout would be still acceptable with the urban local character of the area.

The floor layout plans show that the purpose of the development is to increase the internal floorspace for enlarging lounge room and kitchen downstairs and one en-suite bedroom with enlarged front bedroom. The total number of bedrooms would be four. The proposed internal layout is reasonable for the increasing daily needs of the current family members in the house.

The extension would be one metre away from the eastern site boundary. The existing 2.5 metre high conifer hedgerow running to that side of the extension would be replaced with fence to match 1.80 metre high timber closeboard fence on other boundary lines on the site.

The distance with the opposing elevation of adjacent property No. 17 to east is approximately 8 metres. No overlooking would occur in view of the absence of upper windows on both elevations. In addition to that, the bulking of the extension is such that any overbearing effect is unlikely towards the residents of No. 17. Furthermore, the amenity standards of the neighbours would be preserved once the development was carried out.

The County Historic Environment Officer has stated no comment as to the proposal. No other representations have been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 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.