

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-1003-18 **Applicant:** Mr P Barkway
Proposal: Two-storey side extension and alterations
Location: 35 Northorpe Road Donington Spalding
Terminal Date: 29th November 2018

Planning Policies

Local Plan July 2016:

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	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for two-storey side extension and alterations at 35 Northorpe Road, Donington.

The area is purely residential set within broader countryside context. Northorpe Road is a highway leading out of Donington to north and housing is on both sides of the road. A wide range of types, designs, appearances and ages has been observed in the locality. The application property is sited in a corner plot facing the junction with Holyrood Close. Fairly spacious garden lies on the southern part. The boundary treatment comprising mature hedgerow, timber closeboard fence, trees and shrubs on low brick wall heavily conceals the entire site.

The site location is out of any settlement boundary under both South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017), thus it is considered to be open countryside.

Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to its nature and use, the domestic extension cannot be located elsewhere. Should the proposal cause an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". The principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate unacceptable impact.

The dwelling currently has a lean-to roofed shelter and single-storey element at the rear. A vehicular access on Holyrood Close to the north allows two cars to enter and egress the site as well as parking under the shelter. A Victorian conservatory is on the southern side elevation and a porch on the principal western elevation.

Prior to the commencement of works for the proposal, the conservatory shall be removed. The proposed development consists of two-storey side extension, internal alterations and porch on northern side elevation.

The extension would project outward approximately 9 metres from the southern elevation. Its width and height would be nearly as much as those of the dwelling. The proposed porch would be slightly smaller in dimensions than the existing one on the principal elevation. Overall the proposed development would be subservient to the host property in terms of scale, massing and bulk.

The floor layout plans show the aim of the proposal is to increase internal floor space to create one large family room and extend utility room on the ground floor. Additional bedroom with dressing room would also be provided on first floor. The extension would be acceptable in line with increasing living needs of the house occupiers.

The height of the ridgeline and roof slopes would be somewhat lower than those of the dwelling, replicating the existing external layout where the cat slide roof is the most relevant feature. The two-storey extension would have a shed roofed single-storey element at the rear elevation in order to provide a more integral form of development in relation to the adjacent extension and shelter. The intended porch would be gable roofed as the existing one. The resulting appearance after carrying out the proposal would be sympathetic because of the use of materials matching the existing. In terms of design, the development would preserve the distinctive rural character of the building which is considered to be such a positive contribution to the host property.

The development would be more than 16 metres from southern boundary line and 7 metres from the front boundary to the west. 2 metre high conifer hedgerow is along the edge of Northorpe Road and timber close fencing of same height would delimit the curtilage with No. 32 to the south. Having regard to the separation distances and boundary treatment. A mature leafy tree stands at the joint of the hedgerow with the fence which blocks further any direct view from Northorpe Road into the site. Having regard to the separation distances and boundary treatment, no significant harm is anticipated upon the resident amenity of adjacent neighbours.

No representation has been made regarding the proposal.

In light of considerations above, the proposals are in accordance with Policy SG4, 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.