

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-1009-18 **Applicant:** Mr & Mrs Gareth Askew

Proposal: Single storey extension to existing house, including downstairs bathroom, bedroom, snug and boot/wash room

Location: Bridge Farm Bridge End Causeway Donington

Terminal Date: 5th December 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	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 Single storey extension to existing house at Bridge Farm, Bridge End Causeway, Donington.

A sharply sloped long driveway serves access to the site. The dwelling is a two-storey farm house with successive extensions and alterations and it is considerably set back from Bridge End Causeway. The front land is used for farm animals and the rear garden is to east. Mature trees and

shrubs highly conceal the site from the road and west. The context is characterised by agricultural land and open fields with some residential properties and farms scattered along the road and nearby.

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 intended use, the proposal cannot be located elsewhere. Should the development caused 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 original dwelling is facing Bridge End Causeway to south. The existing two-storey rear extension and catslide roofed single-storey extension were approved under planning application ref. H04-1633-07. The proposal would protrude from the northern end of the building to east. It would measure approximately 9.80 metres in depth, 5.02 metres in width and 3.60 metres in apex height with 2.30 metre high eaves. Given these dimensions and those of the house, the intended extension would be therefore subservient to the host property in terms of scale, massing and bulking.

The purpose of the development is to increase internal floor space to accommodate an additional bedroom, shower room, bathroom and snug room. This is acceptable in accordance with the increasing living needs of current occupiers.

The extension would represent an enlargement of existing shed roof single-storey element. A gable roof would be onto the proposal. The northern roof slope would be completely aligned with that of the shed roof as well as the northern external walls. External materials would match those in the dwelling as closely as possible in the interest of visual amenity. After carrying out the proposal, a courtyard will be formed at the rear of the original farm house which is a characteristic layout of farm development. Enhancing the rural character of the building an additional chimney would be erected on the eastern end of the extension. The overall design and layout of the development is sympathetic with the dwelling.

The extension would run in parallel with a red brick barn and a shallow roofed corrugated panel storage unit. At least 2 metres would between the extension and these outbuildings. A mobile caravan is next to the storage unit at the rear garden and would be removed to accommodate the intended extension.

The site layout is considerably spacious to accommodate the proposal. No other residential properties are adjacent to the site. Having regard the resulting separation distances with detached structures and site boundary lines, it is concluded that the residential amenity of the occupiers would not be undermined.

The County Council Historic Environment Officer has stated that there would not be archaeological impact. No other representations has been made against the proposal.

In light of considerations above, the proposals are 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 therefore recommended to approve this planning application via delegated decision.