

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H05-1241-18 **Applicant:** Mr & Mrs A Brand
Proposal: Proposed canopy to front elevation and internal alterations
Location: 11 Parklands Fleet Spalding
Terminal Date: 12th February 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 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder application for a proposed canopy to the front elevation and internal alterations at 11 Parklands, Fleet. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and design.

The proposal seeks to remove existing windows in the family and replace with bottom rolling double glazed doors with a canopy above. The canopy will be 2.7 metres high and project a maximum of 3 metres from the front elevation wall. The canopy is constructed from an aluminium profile frame with clear toughened glass panels above. A 1.8 metre high timber fence and access gates will also be positioned to the front of the property. This fence is permitted development as it is not within 2 metres of a highway and not above 2 metres in height.

Fleet Parish Council supports the proposal. No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overshadowing. The design, scale and layout is considered to be appropriate for the site and does not adversely affect the character of the property or surrounding area.

In light of the above considerations the proposal is considered to be 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.

A delegated approval is considered to be appropriate.