

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0073-19 **Applicant:** Mr & Mrs Doubleday-Collishaw

Proposal: Proposed extension and alterations, including new site access

Location: Sycamore House Jiggles Gate Holbeach St John

Terminal Date: 2nd April 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 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for proposed extensions and alterations, including a new site access at Sycamore House, Jiggles Gate, Gedney. The proposal is outside defined settlement limits and the surrounding area is predominately rural, characterised by dwellings and buildings of varying ages and design. There are no other properties in the immediate vicinity.

Other than minor alterations to doors and windows and the provision of cladding and render, the proposal seeks to provide a garden room extension to the rear which will be connected to the

adjacent indoor swimming pool room. Two new dormers and two rooflights are to be sited in the roofspace. A redesigned porch is to be sited at the front entrance to the property. Horizontal timber cladding is to be sited above and beneath several first floor windows with horizontal timber cladding around the existing swimming pool building. The brickwork of the proposed garden room is to match that of the existing dwelling, however, the majority of the existing dwelling is to be rendered. The exact details as to render colour will be addressed by condition.

The new vehicular access will follow the existing route from the house but then divert to the northern side of the pond and provide a new access off Jiggle's Gate. It is not considered that this new access will have a negative impact on highway safety and lines are visibility are good.

Gedney Parish Council

Supports the proposal.

County Highways & SUDS Officer

Requests a standard access informative.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.