

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0083-19 **Applicant:** Mr & Mrs Buddle
Proposal: Proposed conservatory to front of dwelling
Location: The Bungalow Dawsmere Road Gedney Drove End
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 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

CASE OFFICER ASSESSMENT

This is an application for a proposed conservatory to the front of The Bungalow, Dawsmere Road, Gedney Drove End. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a 4 metre by 4 metre conservatory to the front of the property that will be accessed by French doors from the dwelling, with additional doors leading to a patio at the front of the property. The front of the property is bordered by a hedge that is approximately 2 metres in height, so the bulk of the conservatory will not be visible from the highway.

Gedney 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 overlooking or overshadowing. The design, scale and layout is considered to be appropriate

for the site.

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.