DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1181-18**	**Applicant:**	**Mr & Mrs A Taylor**
Proposal:	Extensions forming link way between house and garage forming new entrance with a second extension to the rear forming snug area.		
Location:	Saddleback Barn Broadgate Gedney		
Terminal Date:	23rd January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
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 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 an application for Extensions forming a link way between the house and garage forming a new entrance, with a second extension to the rear forming snug area at Saddleback Barn, Broadgate, Gedney. The proposal is outside of defined settlement limits in the open countryside and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide a link way between the house and garage that will contain a corridor and bootroom, with an oak framed porch with brickwork walls on the frontage elevation. The existing porch at the frontage of the building is to be demolished. A flat roofed snug is to be positioned to the

rear of the property, with three existing first floor windows reduced in size to facilitate the proposed works. Brick and tile is to match that of the existing dwelling and will be conditioned as such.

Gedney Parish Council supports the proposed works. 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 SG1, SG4, 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.