DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0082-19**	**Applicant:**	**Mr A Newell**
Proposal:	Single storey rear extension and alterations		
Location:	18 Poachers Hide Gosberton Spalding		
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. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application for single storey rear extension and alterations at 18 Poachers Hide, Gosberton, Spalding.

The locality is solely characterised by residential use. The site is part of a major residential scheme built in the late 1990s at the north-west of the built-up area of Gosberton. Poachers Hide is a cul-de-sac street access from High Street. A mix of two-storey detached houses along the road and bungalows off the street end has been observed in the area. There is a certain range of designs and appearances through colour brickwork, roof tiles and roof styles.

The site is within the settlement boundaries of Gosberton in accordance with Policies Map Inset 18 of South East Lincolnshire Local Plan. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town

and Country Planning Act 1990.

The proposed extension would protrude 3.58 metres from the main rear wall of the house. It would fill nearly the entire width of the building and the maximum apex height would be approximately 3.50 metres. The eaves would be 2.40 metres high. Having considered the dimensions of the dwelling, the proposed development would be therefore subservient to the host property in terms of scale, massing and bulking.

There is currently a gable roof garage protruding from north-east side elevation aligned with the front elevation of the house. Its gable end is facing the side elevation of the adjacent property to north-east No. 17. The utility room at the rear of the garage has a hip roof forming a roof valley with the roof slope of the garage. The existing single-storey sun lounge at the rear elevation has also a hip roof and is seemingly a domestic extension which was built under permitted development rights laid down in The Town and Country Planning (General Permitted Development) (England) Order 2015.

This rear extension would remain but substantial re-roofing would be carry out to join the proposed extension. To be in keeping with the existing roof forms, the intended extension would have a hip roof with a ridgeline just below the lower part of the upper rear windows. This roof would be set all the way the rear elevation to join the hip roof of the utility room. External materials of the proposed development are stated to match those existing in the property. For these reasons, the overall appearance of the extension is deemed to integrate well with the style and details of the host property.

A 1.50 metre high timber closeboard fence is along the boundary with the site of the adjacent property No. 17. The proposed extension would be opposite somewhere between the side elevation of the house which only has a door on the ground floor level and the side elevation of a large detached brick garage behind half metre from the boundary fence. In addition to the single nature of the extension, the position and separation distances with the neighbouring structures is such that the proposal would not harm the amenity of the residents in both properties.

No representation has been made.

In light of consideration above, the proposed development is in accordance with Policy 1, 2, 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is therefore recommended to approve this planning application for approval.