DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0946-18**	**Applicant:**	**Mr & Mrs D Edwards**
Proposal:	Side and rear single-storey extension		
Location:	57 Bowgate Gosberton Spalding		
Terminal Date:	21st November 2018		

Planning Policies

Local Plan July 2016:

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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a householder planning application for side and rear single storey extension at 57 Bowgate, Gosberton.

The property is a bungalow within a residential frontage of ribbon development. The area is purely residential within a broader countryside context. A wide range of bungalows and two-storey properties with multiple roof designs and external materials appearances has been observed along the road. The dwellings are in narrow linear plots although the application property is in a larger size plot as those at the western end of the road. Coll Drain Arm runs behind the western boundary line.

The site location is within defined settlement limits of Gosberton as per both South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate otherwise against local and national planning policies.

The existing side conservatory projecting forward to west would be demolished to accommodate the proposed development. The bungalow has an L shape and the most protruding part at the rear would be enlarged to west in conjunction with western side elevation. The proposed extension would represent an increase of 3.83 metres in width from existing side elevation and would measure 9.60 metres in depth and 3 metres in height. The proposal would be subservient to the host property in terms of scale, massing and bulking.

The aim of the proposal is to create a large combined kitchen/dining and living room and additional en-suite bedroom at the front. Internal alterations are accordingly proposed to ensure access between each room. The internal layout is acceptable to meet the living needs of the occupiers.

The development would be single storey and partially flat roofed and gable roofed. A half metre high parapet wall would be on top of the roof which would be visible on all elevations excepting the front one. A side gable roof with backwards slope aligned with that of the main property would be raised over dining area and ensuite bathroom. This proposed roofing would contribute to deliver a higher quality design as it would mitigate further the visual impact of the 'sharp' bulking of flat roof extension from any view towards the principal elevation.

In the interest of visual amenity facing brickwork, roof tiles and UPVC in fenestration would match those materials existing in the property.

A 2 metre high mature conifer hedgerow is along the western boundary line and patchy timber close board fence is on the opposite line. The property is greatly set back from the road, the extension is kept 8.20 metres away from eastern boundary and the rear garden is considerably deep. Having regard the existing boundary treatment and separation distances, any harm upon the residential amenity is anticipated.

The County's Historic Environment Officer and Gosberton Parish Council has no comment as to this proposal. Welland and Deeping IDB has no objection subject to an application to the Board to relax the bye-law distance due to the location of the development within 9 metres from the adjacent drain.

In light of considerations above, the proposals are in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.