

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-1183-18 **Applicant:** Mr B Thorold
Proposal: Proposed single storey side and rear extensions
Location: 6 Cooks Road Gosberton Spalding
Terminal Date: 24th January 2019

Planning Policies

Local Plan July 2016:

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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed single storey side and rear extensions at 6 Cooks Road, Gosberton, Spalding.

The property is a traditional bungalow fairly set back from the road with an existing side extension. A wide driveway in gravel runs along the eastern boundary. Three barns stand in adjacent land to east also facing Cooks Road. The site is sizeable and surrounded by open countryside.

The location is purely countryside. A few farm houses and agricultural buildings are scattered along Cooks Road. The site location is out of defined settlement limits of Spalding as set out in South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version,

March 2017).

Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to its nature and intended use, the proposed extension cannot be located elsewhere. Should the development caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". The principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate otherwise.

The property has currently a subservient side extension to the dwelling on the eastern elevation. This extension should be demolished and the proposed development would be carried out at this part of the building.

The proposed enlargement would protrude approximately 4.40 metres from the side elevation, would extend 3 metres backwards and would measure 5.40 metre in height with 3 metre high eaves. Having regard to these dimensions and those of the bungalow, the intended extension would be therefore subservient to the host property in terms of scale, massing and bulking.

The aim of the proposal is to increase the floorspace to accommodate an enlarged lounge and create a combined kitchen/family room in detriment of a reduced utility room. An additional toilet and a porch at the rear would be created. The internal layout shows that internal alterations are accordingly proposed.

The extension would have a dual pitched roof with gables on both front and rear elevations. An independent roof would be on top of the rear porch. The pitch height would be as much as that of the bungalow. The ridgeline and roof slope of the property would be extended to meet the ridge of the extension creating GRP valleys on both front and rear elevations. Roof tiles would be concrete interlocking are proposed to be used.

Fenestration, fascia and soffits would be made of white UPVC. The facing brickwork would match the existing as close as possible. External materials would be sympathetic with the host property and suitable to the built environment in the vicinity. For these reasons, the resulting layout and design of the proposal would be appropriate to the host property and character and appearance of the locality.

Two arched windows would be opened at the front elevation. On the side elevation, there would be four roof lights, two single windows and one double. A single panel door and toilet window would be at the rear part. The extension would be nearly 8 metres separated from the eastern boundary line where there are the barns. There would be considerable separation distances with opposite side boundary and rear boundary. In view of separation distances, the fenestration would not create any overlooking effect although no residential use is close to the extension. No other harm upon the residential amenity is anticipated.

Gosberton Parish Council has no comment to make. No other representation has been received.

In light of considerations above, the proposals are in accordance with Policy SG4, SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

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