DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0010-19**	**Applicant:**	**Mr & Mrs A Rafel**
Proposal:	Extension and alterations		
Location:	15b Fishpond Lane Holbeach Spalding		
Terminal Date:	1st March 2019		

Planning Policies

Local Plan July 2006:

2	Development Management
3	Design of New Development
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 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 extension and alterations at 15b Fishpond Lane, Holbeach, Spalding.

The wider location is purely characterised by residential development. The ponds are not far to north and north-west. A certain range of designs, appearances and ages has been observed in the area. The application's site stands within a corner plot facing the road junction with Rathkenny Close to north. Fishpond Lane goes from east to west. The dwelling is following the building line of house at Rathkenny Close. A rear garden laid in lawn lies on the site to west.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site location is within the settlement boundaries of Holbeach in both South Holland Local Plan and South East Lincolnshire Local Plan. The principle of development is therefore acceptable unless material considerations indicate otherwise.

The application's property is a two-storey 'brick and tile' style dwelling with a L shape. The proposed development consists of a rear extension and first-floor extension on the northern end of the house. The floor layout plans show that the purpose of the development is to increase floorspace for a new conservatory at the rear and additional bedroom on the first floor level. This is deemed to be acceptable given the increasing needs of the family members who currently live in the property.

The rear extension would back on to the garden from existing dining room which is close to the southern boundary with Fishpond Lane. This domestic enlargement would measure approximately 3.50 metres in width, 3 metres in depth and 3.30 metres in maximum height. The first-floor extension would amount as much as the footprint of existing garage. The ridgline would be as high as the main ridge of the house. Having also regard the dimensions of the dwelling, the proposed development would be therefore subservient to the host property in terms of scale, massing and bulking.

An additional roof window would be opened on the side elevation to east (facing Rathkenny Close) for the proposed bedroom. It would replicate the scale and pitched roof style of the adjacent window. The external material are stated to match those existing in the building. Brickwork, roof tiles and UPVC would be used for the construction of the extensions. Furthermore, the design of the development would be overall keeping with the host property without causing any disruption to the local character of the area.

When it comes to the residential amenity, the development would not pose any risk to the existing standards for both current occupiers and adjacent residents. The additional roof window would not potentially overlooking to No. 17 Fishpond Lane opposite the road. The material increase of the first-floor extension would not exacerbate overshadowing to the adjacent No. 52 Rathkenny Close. As mentioned below, the conservatory would be in close proximity to the southern site boundary adjacent to Fishpond Lane. The visual impact of the rear extension would be minimal given the existing timber closeboard fence along that boundary.

No representation has been received.

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

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