

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0014-19 **Applicant:** Mr G Bruce

Proposal: Extension to the existing dwelling and erection of a detached garage

Location: Crossing Keepers Cottage Dog Drove South Whaplode Drove

Terminal Date: 4th March 2019

Planning Policies

Local Plan July 2006:

SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity
SG20 Extensions and Alterations to Existing Buildings
SG4 Development in the Countryside

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

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 an extension to the existing dwelling and erection of a detached garage at Crossing Keepers Cottage, Dog Drove South, Whaplode Drove. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide a two storey extension that will contain a cloakroom, utility, water closet, lounge and snug / office at ground floor level. On the first floor Three bedroom and three en-suites are to be provided. The first level will not connect to the existing upstairs bedrooms and will be accessed via a separate staircase. The proposed design seeks to replicate the characteristics

and materials of construction of the existing dwelling. The proposed garage will have a workshop and boat storage room at ground floor level, with a storage area, study / office, a gym and shower room above. There are a number of preserved trees on site, but the proposed layout does not encroach on the root protection areas of said trees.

UJ Policies/Constraints

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. 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.

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;

Whaplode Parish Council supports the proposal. The Trees and Conservation Officer has no objections and has requested conditions regarding the protection of trees during construction 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. Materials of construction for the extension and garage are to match those of the existing dwelling and will be conditioned as such.

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, 2019.

A delegated approval is considered to be appropriate.