DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0119-19**	**Applicant:**	**Mr W Tarant**
Proposal:	Proposed two storey side extension and a front porch.		
Location:	30 Keightley Road Holbeach Spalding		
Terminal Date:	28th 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 householder planning application for proposed two storey side extension at 30 Keightley Road, Holbeach, Spalding.

Keightley Road is a cul-de-sac countryside narrow lane linked to Sluice Road which is to west. The site context is characterised by a cluster of semi-detached farm houses surrounded by open agricultural fields. Keightley House Farm is a large site off the cul-de-sac end. There is vehicular access beyond that property through a network of countryside tracks. The application's property is semi-detached. A gable roofed extension protrude from the main rear wall . The domestic garden is spacious between the side and rear of the plot. One concrete and one timber shed of different scale are found to the back of the property.

The site is outside the boundaries of any urban settlement in the wider location, thus it is considered

to be in the countryside. Policy 1 of the South East Lincolnshire Local Plan states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given the nature of the development, the proposed extension and alterations can be by no means located elsewhere within the defined settlement limits of urban settlements. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The proposed development would consist of a two-storey side extension and front porch. The extension would protrude 4.30 metres from the western side elevation and extend 6.70 metres along this elevation to join the existing rear/side extension. The maximum apex height would measure approximately 7.90 metres and the eaves would be 5.10 metres high which would be as much as the existing house eaves. The front porch of the main door would be of 3.37 square metres and its bulking would be appropriate in relation to the principal elevation. Having regard to the dimensions of the dwelling, it is confirmed that the proposed development would be subservient to the host property in terms of scale, massing and bulking.

The internal layout shows that the additional floor space to the dwelling would be aimed to create a shower room, utility and snug/playroom on the ground floor levels whereas two further bedrooms on the first floor level. The purpose of the development is considered to be acceptable given the increasing daily needs of the current house occupiers.

A hip roof wold be provided on top of both the extension and front porch replicating the dwelling. The ridgeline of the extension would be slightly lower than that of the host property which would visibly remark the subservience of the domestic enlargement to the farm house. Brick lintel would be at the upper part of some window frames and rear door. This detailing in fenestration would embellish the overall design of the development and enhance the rural appearance of the entire building. With regards to the external material, reclaimed bricks would be used for facing brickwork in all elevation of both extension and porch. Rosemary Clay Tiles would match those of the existing rear/side extension as well as White UPVC with existing windows. For these reasons, the appearance of the proposal integrate well with the style and details of the host structure and support the character of the street.

As the domestic garden is fairly sizeable, the proposal is well accommodated on the site and the separation distances with rear and western site boundaries are clearly considerable. Besides the semi-detached neighbouring property No. 27, no other building is adjacent to the site. The bulk of the extension and the porch has no any impact upon the residents at No. 27 on account of their position. The residential amenity would be therefore preserved whether the proposal was carried out.

No representations has been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 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.