DECISION DELEGATED TO THE HEAD OF PLANNING

Application Reference :	**H09-0410-15**

Description : **Proposed alterations and vertical extension**

Location : **14 Chestnut Avenue, Holbeach**

✓	OBJECT	SUPPORT	NO OBJECT.	COMMENT ONLY
Parish Council				
Ward Members				
County Highways				
Public				
Environment Agency				
Environmental Protection Officer				
Historic Environment Officer				
Conservation Officer				

PLANNING POLICY

Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Development Plan Policy which is relevant to the consideration of the application :

The Development Plan

South Holland Local Plan, 2006

SG1, SG14, SG17, SG20

Other Policy/Guidance

National Planning Policy Framework – Section 7

PLANNING OFFICER'S ASSESSMENT

This application is for proposed alterations and a vertical extension at 14 Chestnut Avenue, Holbeach. The surrounding area is characterised by two-storey dwellings of a similar age and design.

The proposal is to demolish a sun room at ground floor level to provide an extended kitchen. At first floor level a master bedroom and en-suite will be provided. First floor windows will be sited to the front and rear. No windows will be sited in the side elevation. There is not considered to a substantially increased overlooking or overshadowing aspect from the proposal.

No objections have been received from any neighbours and there is not considered to be any substantial material harm to neighbouring residential amenity. Materials are to match existing and will be conditioned as such.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 7 of the National Planning Policy Framework, 2012.

A delegated approval is considered to be appropriate.