

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0961-18 **Applicant:** Mr & Mrs M Bacon
Proposal: Conversion and alterations and detached garage
Location: 8a North Parade Holbeach Spalding
Terminal Date: 28th November 2018

Planning Policies

Local Plan July 2016:

SG1 General Sustainable 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 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for conversions and alterations, as well as a detached garage at 8A North Parade, Holbach. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a sun lounge to the front of the existing property with a detached triple bay garage in the front north-western corner of the site.

Councilor Biggadike supports the proposal. South Holland Internal Drainage Board has stated "We note that the applicant has not identified or provided a drainage strategy for the site within their application. It should be noted that there are no Board's watercourses or pipelines within the vicinity of the development site and therefore sufficient testing should be done to make sure that, if the applicant is proposing to use soakaways for surface water discharge, that the surface water from the additional impermeable area can effectively be drained away." This is a matter that will be addressed by condition.

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. Brick and tile for the sun lounge and garage is to match that 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, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.