

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1130-18 **Applicant:** Mrs B Murray
Proposal: Proposed rear extension
Location: 8 Wignals Gate Holbeach Spalding
Terminal Date: 19th December 2018

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Class A of Part 1 of the General Permitted Development Order 2015 (as amended)

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This is a prior approval application for larger home extension at 8 Wignals Gate, Holbeach. The proposal site is within the defined settlement limits of Holbeach under the Draft South East Lincolnshire Local Plan and the surrounding area is characterised by dwellings of varying ages and design.

No objections have been received from neighbours and the proposed kitchen extension complies with all other permitted development regulations. The proposal seeks to create a single storey conservatory that is 5 metres in width and will extend 3.5 metres from the original rear elevation wall. It will have a 2.1 metre eaves height and a maximum height of 3.765 metres. Materials are to match those of the existing dwelling.

In light of the above considerations the proposal is considered to be in accordance with Class A of Part 1 of the General Permitted Development Order 2015 (as amended).

A delegated approval is considered to be appropriate.