DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1194-18**	**Applicant:**	**Mr S M Hughes**
Proposal:	Proposed extension		
Location:	59 Fen Road Holbeach Spalding		
Terminal Date:	24th January 2019		

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

CASE OFFICER ASSESSMENT

This is an application for a proposed extension at 59 Fen Road, Holbeach. 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 first floor and rear extension that will contain a utility, store and combined kitchen / diner / snug at ground floor level. Two additional bedrooms, a dressing room and an en-suite are to be provided at first floor level. A standard size window needs to be provided for bedroom 4 to allow for safe egress in the event of a fire. Painted render and roof slates are to match those of the existing dwelling. This will be secured by a planning condition.

Councillor Biggadyke supports the proposal stating "Consider the design of the proposed extension to be aesthetic to the property on site." 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.

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.