DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1208-18**	**Applicant:**	**Mr & Mrs Paul Wagner**
Proposal:	Proposed single-storey rear extension		
Location:	13 Spalding Road Holbeach Spalding		
Terminal Date:	29th January 2019		

Planning Policies

Local Plan July 2016:

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. 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 a householder planning application that seeks permission for proposed single-storey rear extension at 13 Spalding Road, Holbeach, Spalding.

A wide range of types, designs and appearances has been observed along the road. The application's property is within a frontage of detached houses along the southern side of the road whilst semi-detached dwellings are opposite the road. Spalding Road is the main road to the town centre of Holbeach.

The site location is within the defined settlement limits of Holbeach under South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate otherwise against local and national planning policies.

Following the site layout of frontage properties, there is a spacious driveway to the front of the house and the front boundary is heavily screened. The private access dips into the western side to one detached garage in close proximity to the boundary line. A garden gate provides access to a sizeable rear garden with a store unit behind the garage and a garden shed at the rear boundary.

The proposed development would protrude 5.70 metres outwards from the main rear wall and would be 4.80 metres wide. Its maximum height would be 3.60 metres and the eave height nearly 3 metres. Given the dimensions of the dwelling and those of the proposal, the intended development would be therefore subservient to the host property in terms of scale, massing and bulking. In fact, the proposal would replace an existing conservatory whose the footprint does not excessively differ from that of the intended extension.

The aim of the proposal is to create a new kitchen with shower room and utility room at the most rear part of the extension. A patio would be also created between the extension, rear wall and detached garage. The reason for the development is in accordance with the betterment of living needs of the householders.

The single-storey extension would have a flat roof with double glazed atrium. The roof edges would be delimited by a short parapet wall. The external materials of the extension are proposed to match those existing in the property. Indian Sandstone paving slabs would be used for the patio which is considered to be sympathetic with the materials of the property. The layout and design of development therefore is deemed to be acceptable with the built environment.

There would be only 40 cm of separation distance between the extension and the eastern boundary line. However, the neighbouring property No. 11a is fairly further away from this boundary. A nearly 2 metre high timber close board fence is on the side boundaries. Having regard to this boundary treatment as well as the single-storey nature of the development, the proposed extension would not be mostly visible from adjacent plots. No harm upon the residential amenity is anticipated after carrying out the proposal.

No representation has been made.

In light of considerations above, the proposed development is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.