

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-1105-18 **Applicant:** Mr & Mrs J Carnell
Proposal: Proposed rear extension and alterations
Location: 8 Delamore Way Long Sutton Spalding
Terminal Date: 26th December 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	1	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for a proposed rear extension and alterations at 8 Delamore Way, Long Sutton. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and design.

The proposal seeks to provide an extended bedroom and extended garage / store, whilst the existing rear bedroom will be converted to a lounge use with the existing lounge becoming a

frontage bedroom. The extensions from the existing rear elevation wall will be 3 metres from the bedroom and 2.955 metres from the garage. Brick and tile is to match that of the existing dwelling and will be conditioned as such.

Long Sutton Parish Council supports the proposal. The Historic Environment Officer considers there to be no archaeological impact. 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.