DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H12-1073-18**	**Applicant:**	**Mr L Robinson & Miss S Carnell**
Proposal:	Demolition of single-storey garage and rear conservatory and erection of two-storey side extension and alterations		
Location:	The Old Cottage Lutton Gowts Lutton		
Terminal Date:	25th 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
SG4	Development in the Countryside

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	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for demolition of a single storey garage and rear conservatory, and erection of two storey side extension and alterations, as well as a new vehicular access at The Old Cottage, Lutton Gowts. The proposal is within the defined settlement limits of Long Sutton and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a siting area and a kitchen at ground floor level, as well as small porch to the front elevation. At first floor level a bedroom, dressing room and en-suite are to be sited. The proposed extension is set in slightly to the front and rear. A new access is to be created utilising the unkempt garden area to the front of the property. The existing garden are will have a low level wall around the boundary of current unspecified design. Provided the means of enclosure does not exceed 1 metre in height then the proposed works will fall under permitted development. Existing tiles are to be removed and replaced with slate. Existing windows are to be replace with UPVC windows. The existing dwelling is to be rendered on the front and rear elevations. The render colour will be addressed by condition. The proposed materials are considered to be appropriate for the site.

The Historic Environment Officer has no objections to the proposal. South Holland Internal Drainage Board has stated that "consent would be required from the Board where surface water or treated foul water is discharged to a watercourse." The County Highways & SUDS Officer raised no objections and has requested standard access and utility informatives.

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. There is not considered to be an impact on highway safety as a result of the new access point. 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.