

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0056-19 **Applicant:** Mr Paul Watson
Proposal: Proposed rear extension to bungalow
Location: Heathersett 43 Church Lane Moulton
Terminal Date: 12th March 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

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 a householder planning application for proposed rear extension to bungalow at Heathersett, 43 Church Lane, Moulton, Spalding.

The site context is characterised by residential development. There is a frontage of detached houses and a few terraced houses on each side of the road. Most of the properties stand on sizeable plots. Open fields of agricultural use are beyond the rear boundary of the residential sites. The town of Moulton is to south-east.

The site location is within the settlement boundaries of Moulton as set out in the South East Lincolnshire Local Plan. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The proposed development would consist of a rear extension which would protrude nearly 6 metres from the main rear wall. Its width would be 4.60 metres and the maximum apex height 4.20 metres with eaves 2.70 metres high. Having regard to the dimensions of the dwelling, the domestic enlargement would be subservient with the host property in terms of scale, massing and bulking.

The floor layout plan shows that the purpose of the development is to enlarge the internal floor space for the existing kitchen. The form of development is heavily defined by the site constraints. The protrusion extends itself to the existing large wood shed and garage which are adjacent to the southern-east boundary and proposed to remain.

A gable roof would be on top of the rear extension matching the roof style of the dwelling. This roof design would relate well with the flat roof of the shed and garage. External material are proposed to match those existing in the dwelling, thus the visual amenity would not be adversely affected.

With regards to the residential amenity, the current boundary treatment conceals heavily the site from the neighbouring properties. Given the location of the extension, the shed and garage would mitigate any visual impact of the development to the occupiers of No. 41 to south-east. Windows would be opened on the elevation on to the rear garden of the property. On the account of the single-storey nature of the extension, no overlooking and overbearing impact is anticipated to the residents of the neighbouring dwellings.

The County Historic Environment Officer and Moulton Parish Council have raised no objection to the proposal.

In light of considerations above, the proposed development is in accordance with Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

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