DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0118-19**	**Applicant:**	**Mr & Mrs D Rowe**
Proposal:	Extensions and alterations		
Location:	Ashford Cottage Red Cow Drove Moulton Marsh		
Terminal Date:	29th 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 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is an application for extensions and alterations at Ashford Cottage, Red Cow Drove, Moulton Marsh. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design. There are no immediate neighbours to the proposal.

The proposal seeks to provide a two storey side extension to the existing dwelling. On the ground floor a lounge, hall, water closet and combined kitchen / dining area are to be sited. At first floor level two bedrooms, a dressing room, cupboard and bathroom will be provided. Proposed render and tiling is to match that of the existing dwelling and will be conditioned as such.

Moulton Parish Council

Supports the proposal.

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 and does not materially impact the character of the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.