

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0135-19 **Applicant:** Mr Bradshaw
Proposal: Conservatory to rear of dwelling
Location: The Cottage 59 Seas End Road Moulton Seas End
Terminal Date: 3rd April 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

CASE OFFICER ASSESSMENT

This is a householder planning application for a conservatory to rear of The Cottage, 59 Seas End Road, Moulton Seas End, Spalding.

The application property is a cottage in close proximity to the highway standing in a narrow linear site. There is a patio and single-storey extension at the rear of the property. The garden space with some paraphernalia extends further towards the rear site boundary.

The site location is within the settlement boundaries of Moulton Seas End according to Policies Map Inset Map No. 57 of the South East Lincolnshire Local Plan, 2019. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

There is an existing nearly flat roofed single-storey extension at the rear of the property and adjacent to the southern boundary with No. 1 Sizen Court. The proposal would be located at the rear patio between that extension and the northern side elevation.

The proposed development would protrude 5.60 metres from the main rear wall of the dwelling. The width would be 4 metres and the maximum apex height just above 3 metres. The eaves would be approximately 2.25 metres high. Having regard to the scale of the property, the domestic extension would be therefore subservient to the host property in terms of scale, massing and bulking.

The purpose of the development is to increase the residential floor space to enhance the living conditions of one of the occupiers who has reduced mobility. A hip roof would be on top of the proposed extension which would increase the variety of roof styles in the property, from side gable on the main roof to lean-to on the existing rear and side extensions. This would be acceptable given the intended use of the space created by the development and, in terms of design, the variety of forms and patterns characteristic of the rural setting.

External walls would be rendered to match the existing wall treatment in the cottage. Walnut colour metro tiles would be on the extension roof which would be in keeping with those of the main property. White UPVC will be also used in the new fenestration. The appearance of the development would not be detrimental to the visual amenity of the cottage and surroundings.

Whilst bi-fold doors would be on the rear elevation to provide access through the garden and increase sunlight to indoors, fake fenestration would be placed along the northern side elevation. In doing so, no overlooking would occur to the opposing windows in the adjacent property No. 57. Notwithstanding this, a storage/utility room is behind the opposing windows which no loss of privacy would be caused should the windows in the extension be real.

Moulton Parish Council has stated no objection to this proposal. No other representations have been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.