DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0153-19**	**Applicant:**	**Mrs & Mrs Harris**
Proposal:	First floor extension		
Location:	130 Eaugate Road Moulton Eaugate Spalding		
Terminal Date:	8th 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 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder application for a first floor extension at 130 Eaugate Road, Moulton Eaugate. The proposal is outside of defined settlement limits, and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide an additional bedroom above the existing ground floor store and bathroom. The room will measure 4.11 metres in width and project 3.03 metres from the rear elevation to line up with the rooms below. Materials are to match those of the existing dwelling.

Member of public comments

Loss of light
Smoke from existing wood burner (Carries minimal weight)

Planning matters of weight
Loss of light.

Due to the separate distance between the proposed extension and the neighbouring property there is not considered to be a material loss of light as a result of the proposal. The right to light calculations show that the majority of the neighbouring window will not be affected when continuing the line of the proposed roof slope. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or 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.