DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0220-19**	**Applicant:**	**Mr Martyn Horsley**
Proposal:	Proposed new garage block, garage conversion and first floor extension		
Location:	4 Somerby Close Moulton Spalding		
Terminal Date:	24th 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is a householder application for a proposed new garage block, garage conversion and first floor extension at 4 Somerby Close Moulton.. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and varying design.

The proposal seeks to provide a detached garage to the side of the property, with a two-storey side extension to the dwelling, housing a pool room, water closet, laundry and snug at ground floor level with a dressing room, en-suite and master bedroom above. Additional dormer windows are to be

installed to the front and rear. The existing brick at ground floor is to be cream rendered over with a 7 course brick plinth retained at the base of the dwelling and garage. Orange / red tiles are to match the existing roofing materials.

Historic Environment Officer
No archaeological impact.

The adjacent dwelling to the north-east at 5 Somerby Close is not considered to be impacted by the proposed garage or side elevation ground floor windows.

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 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.