DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0969-18**	**Applicant:**	**Miss S Barker**
Proposal:	Extensions and alterations		
Location:	Laburnum House Loose Gate Road Moulton Seas End		
Terminal Date:	23rd November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

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

CASE OFFICER ASSESSMENT

This is an application for extensions and alterations at Laburnum House, Loose Gate. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a sun lounge at ground floor level with an ens-suite and dressing area above. Fenstration will be north and south facing and does not materially increase overlooking at Chestnut Farm House to the north.

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. Brick and tile is to match that of the existing dwelling and will be conditioned as such.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.