

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-1111-18 **Applicant:** E Rose & G Posey
Proposal: Extension and alterations
Location: 21 Oakwood Park Moulton Seas End Spalding
Terminal Date: 28th December 2018

Planning Policies

Local Plan July 2016:

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

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 21 Oakwood Park, Moulton Seas End. The proposal is within the defined settlement limits of Moulton Seas End under the Draft South East Lincolnshire Local Plan and the surrounding area is characterised by dwellings of a similar age and design.

The proposal seeks to provide a single storey rear elevation sun room projecting 3.64 metres from the original rear elevation wall, with a first floor extension above the garage to provide a master bedroom and en-suite. The fenestration on the first floor extension is to the front and rear. This is considered to represent a standard frontage situation. The proposed roof is slightly higher than that

of the existing but this is not considered to have a material impact on the character of the dwelling or surrounding area.

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 condition 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.