

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-1143-18 **Applicant:** Mr and Mrs T Stimson
Proposal: Proposed single storey lean-to extension
Location: The Cedars 25 Woodgate Road Moulton Chapel
Terminal Date: 7th January 2019

Planning Policies

Local Plan July 2016:

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. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed single storey lean-to extension at The Cedars, 25 Woodgate Road, Moulton Chapel, Spalding.

The locality is characterised by ribbon development along Woodgate Road. A residential frontage lies on each side of the highway. A wide range of types, designs and appearances has been observed in the locality. The application's property is two-storey semi-detached and stands in a narrow linear site. Open fields are predominant in the wider location context.

The site location is within the defined settlement limits under South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate otherwise against local and national planning policies.

The existing rear conservatory has been removed and the raised floor is still present over paved patio. The proposed extension would be erected in the rear elevation. It would protrude outwards 4.40 metres from the main rear wall. It would measure 5.55 metres in width and 3.60 metres in height. The eaves would be approximately 2 metres high. Given these dimensions and those of the dwelling, the development would be therefore subservient to the host property in terms of scale, massing and bulking.

The finished floor levels would be as high as existing in the remainder of the house. The roof would be 15 degree lean-to. Its pitch would be as high as the bottom line of the rear upper windows. The roof style and arrangement is considered to be acceptable in view of the massing of the development. The external materials would match those existing in the house which would make the proposal sympathetic with the host property and surroundings in the interest of visual amenity. Two roof lights would be provided which would enhance the enjoyment of the intended sun room with further daylight indoors.

The boundary treatment consist of approximately 1.2 metre high timber closeboard fence, only topped with abundant trellis on the northern boundary. The separations distances of the extension with all site boundaries are sufficient not to create any overbearing effect upon adjacent neighbours. On account of such boundary treatment and distances, the bulking of the extension would not have a detrimental impact upon the visual amenity. Overshadowing would be inexistent given the position of the dwellings within the sunpath. The fenestration as proposed would not cause any overlooking, especially two windows on southern side elevation that faces to adjacent property Tamarine.

No representation has been made.

In light of considerations above, the proposals are in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.