DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0077-19**	**Applicant:**	**Mr & Mrs C Harvey**
Proposal:	Proposed single storey extension to rear of dwelling		
Location:	15 Penway Drive Pinchbeck Spalding		
Terminal Date:	19th March 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. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed single storey extension to rear of dwelling at 15 Penway Drive, Pinchbeck, Spalding.

The site context is solely characterised by residential development. Penway Drive is a cul-de-sac street and the application's property is near the street end. All buildings in the vicinity are two-storey detached houses standing in large plots. The application's site has a spacious rear garden laid in lawn.

The site location is within the settlement boundaries of Pinchbeck as set out in the South East Lincolnshire Local Plan. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The existing Georgian conservatory will be removed to accommodate the proposal. The intended extension would protrude 5.39 metres from the main rear wall. The width would be 3.77 metres and the maximum apex height nearly 4 metres. The eaves would measure approximately 2.40 metres. The proposal would not excessively differ from the dimensions of the conservatory. Having regards to the scale of the dwelling, the proposed development therefore would be subservient to the host property in terms of scale, massing and bulking.

A catslide roof would be on top of the extension. This feature is appreciated as it would deliver a high quality design for the average standards of this type of domestic development. The fenestration also contributes to enhance the design of the proposal. 2 no. long narrow windows on the southern side and one further on the opposite elevation would be proposed. French doors would be at the rear elevation to maximise the enjoyment of the additional house space. Likewise, 3 no. roof lights are proposed on the southern roof slope. The detail of brick lintel over the French doors is also well received. It has been stated that the external materials would match those of the dwelling, thus no adverse effect would take place to the visual amenity.

The separation distances between the extensions and the site boundaries are considerable. The boundary treatment highly conceals the site. In addition to its single-storey nature, the presence of the extension would not be greatly perceived by the occupiers of the adjoining properties No. 17 to north and No 13 to south. The residential amenity would not result undermined after carrying out the proposal.

Pinchbeck Parish Council recommended approval at their meeting of the 28th January 2019. No other representations has been received,

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3, 7 of South East Lincolnshire Local Plan; and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this application via delegated powers.