DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0280-19**	**Applicant:**	**Mr & Mrs R Carnan**
Proposal:	Proposed extension and alterations to dwelling and replacement garage (re-submission of H14-0580-18)		
Location:	Willoughby House Dozens Bank West Pinchbeck		
Terminal Date:	6th May 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	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is re-submission of a householder planning application (ref. H14-0580-18) for proposed extension and alterations to dwelling and replacement garage at Willoughby House, Dozens Bank, West Pinchbeck, Spalding.

The main alteration is the replacement of facing brickwork for timber cladding. The reason of this change is the unavailability of bricks matching those existing in the dwelling.

IRO cladding in lagoon colour is the proposed material to coat the external walls of the extensions. Sip wall construction with any necessary internal support construction would be carried out to install the cladding. The employment of such high quality cladding would represent a contemporary addition to the Victorian appearance of the building without being detrimental to the visual amenity

and value of the host property.

Other alterations would include the replacement of dual pitched roof on the rear link for a flat roof with lantern lights. A discreet extension in scale and massing to the side of the former garage would be also proposed. When it comes to external materials, fascia and gable frames as well as rainwater goods would match those existing in the property. Oak would be employed among other in the front porch and upstand in the rear link.

Although the use of contemporary timber cladding, the intended alterations would be overall carefully designed to respect and relate to the original building and integrates sensitively with the rural character and appearance of the surrounding area.

No representations have been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

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