

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0877-18 **Applicant:** Mr Martyn Taylor

Proposal: Proposed extension to front elevation, including garage conversion and alterations

Location: Fieldview Northgate Pinchbeck

Terminal Date: 5th November 2018

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 extension to front elevation, including garage conversion and alterations at Fieldview, North Gate, Pinchbeck.

The site context is characterised by ribbon development in a countryside setting. Fieldview is one of the last dwellings within the northern frontage of North Gate. No residential frontage is opposite the road. Greenfield is further to north, south and east with scattered farms and dwellings. The application's property is single-storey detached within a spacious site following the neighbouring buildings in the row.

The site location is open countryside as per South Holland Local Plan (2006) although emerging South East Lincolnshire Local Plan (Publication Version, March 2017) sets out settlement

boundaries for Northgate & West Pinchbeck and the property falls within them. In view of the early adoption of the emerging local plan, the countryside location is considered out-of-date and the principle of development is therefore acceptable in terms of location unless material considerations indicate otherwise against local and national planning policies.

The property is a bungalow with front extension and garage at the rear, both protruding from the eastern side elevation. The demolition of the front/side extension would be carried out prior to commencement of works for the proposal. The intended development consist of conversion of existing garage into bedroom and extension along this elevation to front.

The extension comprising garage conversion would be as wide and high as existing rear/side garage and would extend to the principal front elevation. It would be therefore commensurate with the host property in terms of scale, massing and bulking.

The internal layout demonstrates that the development is aimed to increase floor space for an additional bedroom and combined kitchen/dining room. Internal walls will be accordingly demolished to allow the access between existing rooms and proposed spaces. The proposal is acceptable in accordance with the daily needs of occupiers.

The intended proposal would be flat roofed following the roof style of the garage. A pitched roof merging with the dwelling roof could have been proposed as it had contributed to integrate further the bulking of the extension to the host property. However, there is no sound reason to refuse that and seek an alternative roof design.

A pallet of bricks to use was observed on site. These bricks are like-to-like to those of existing garage and dwelling. UPVC doors will replace wooden doors, all white excepting the front door which would be grey in colour. Same material in white would be used for new windows. The proposal includes a tiled front on the roof.

The site has a spacious layout to such an extent that the development can be easily accommodated. The separation distances with site boundary lines are reasonably long. In addition to that, mature high hedgerow on the front and side boundaries and trees along the rear boundary highly conceal the site. There is likely to be no impact upon the character of the area nor to residential amenity of adjacent properties.

No representation has been made.

In light of considerations above, the proposals are in accordance with Policy SG14 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.