

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0979-18 **Applicant:** Mr & Mrs N Elderkin
Proposal: Proposed single storey side and rear extension
Location: 57 Edinburgh Walk West Pinchbeck Spalding
Terminal Date: 28th 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 planning application for proposed single storey side and rear extension at 57 Edinburgh Walk, West Pinchbeck.

Edinburgh Walk is a cul-de-sac street with pairs of two-storey semi-detached properties on each side of the highway. This location is part of a cluster of residential development at the crossroads of Glenside South and Dozens Banks. The surroundings are agricultural fields.

The site location is open countryside under South Holland Local Plan (2006) although the emerging South East Lincolnshire Local Plan (Publication Version, March 2017) includes the site location within the settlement boundaries of North Gate and West Pinchbeck. Greater weight is given to the emerging plan as it is nearing the end of its Examination in Public. The principle of development is therefore acceptable unless material considerations indicate otherwise against local and national

planning policies.

A brick party wall outbuilding for storage shared with adjacent property No. 56 to east would be partially demolished alongside with rail garden gate and wooden shed to release space for the intended development.

The proposed extension would protrude 1.91 metres from eastern side elevation. The total width from the rear elevation would be 8.42 metres and the total depth 12.70 metres. The maximum apex height would be 3.80 metres and the eaves 2.70 metres high. The proposal would be therefore subservient to the host property in terms of scale, massing and bulking.

The floor layout plans show the aim of the proposal is to increase floor space to create an ensuite master bedroom, family room and utility room. Internal alterations comprising windows and door removal are proposed to ensure access between both existing and proposed house spaces. The internal layout is considered to be acceptable in order to meet the daily needs of the occupiers.

With regards to the design, the proposed extension is entirely single-storey. Whilst flat roof is visible on front elevation and frontal part of side elevation, hip roof is along rear elevation and adjacent part of side elevation. Unlike gable roof, the hipped pitch allows to raise the rooftop of the intended extension without blocking the upper rear windows which is considered to be essential to avoid unbearable reduction of amenity levels in the upstairs bedroom.

Concrete interlocking tiles matching the colour of those existing in the dwellings has been proposed. Facing brickwork would also match the existing in the property. The flat roof would be made of Polyroof Protect in grey colour which is considered to be acceptable. Other external materials (gutters, windows and doors) would not either detract from those existing. Overall the appearance of the development would be in keeping with that of the dwelling.

A nearly 2 metre high timber closeboard fence is on both side boundary lines and also along the rear boundary. The extension is sufficiently separated from opposing elevation of adjacent property No. 56 to east. There is roughly 1 metre of separation between the extension and boundary line which is sufficient to go through and get access from front to rear and vice versa.

As it goes along the entire rear wall, the extension would be next to the boundary fence with property No. 58 to west. Having regard to its single-storey nature and the boundary treatment, the proposal would not be overbearing and cause overlooking through new windows. The residential amenity of neighbours would not result therefore undermined.

No representation has been made regarding the proposal.

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.