

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H14-0982-18      **Applicant:** Miss R Gill  
**Proposal:** Single storey side/rear extension  
**Location:** 32 Primrose Crescent Pinchbeck Spalding  
**Terminal Date:** 27th 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 seeking permission for single storey side/rear extension at 32 Primrose Crescent, Pinchbeck.

The area is purely residential. A wide range of types, designs and appearances has been observed in the locality. A row of bungalows with gable roofed front element is a few metres down the road. Different colours in brickwork and cladding are present in gable roofed two-storey dwellings up the road. The application property is two-storey semi-detached with single-storey flat roofed element to side forming front canopy roof.

The site location is within defined settlement limits of Pinchbeck as per both 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 proposed extension would project 4 metres outward from the main rear wall. The maximum width would be 4.30 metres wide from rear elevation although it would be as much as existing single-storey along the side elevation. The extension would be approximately 3.60 metres in maximum apex height and eaves 2.20 metres high. Therefore, the proposal would be subservient to the host property in terms of scale, massing and bulking.

The aim of the development is to accommodate a large combined kitchen/dining/family room and one toilet on the ground floor level. Internal alterations comprising wall demolition, wall partitions and additional doors are accordingly proposed to create separately each room and ensure access between them. The floor space layout is acceptable meeting the living needs of the occupiers.

The side/front part of the extension would have side gable roof which would be tantamount to the principle one in terms of design. In contrast, the rear protrusion would have its own gable roof having a gable end facing the rear of the site. Its ridgeline would come across such gable end from the roof pitch of the side part. The roof pitches are such that no upper window would be blocked, thus the amenity of the residents in bedrooms upstairs would be preserved. The front edge of the side gable roof would be extended towards above the principal door seeking to replicate the canopy roof which would be replaced. The external materials of the extension would match those existing in the dwelling.

The design and appearance of the development would be of good quality standards and would not detract from the character of the property and other buildings nearby.

A nearly 2 metre high timber closeboard fence is on both side boundaries and along the rear line. The separation between the development and boundary adjacent to No. 30 to north remains as the width would be as much as existing single-storey side element. In conjunction with fairly spacious garden layout the remainder of separation distances are sufficient to ensure good standards of residential amenity. The nature of the intended extension is single-storey and new fenestration would not overlook to any opposing elevation. Having regard the boundary treatment and distances, it is concluded that residential amenity would not result undermined after carrying out the proposal.

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.