DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1001-18**	**Applicant:**	**Mr Moore**
Proposal:	Proposed side extension		
Location:	3 Milestone Lane Pinchbeck Spalding		
Terminal Date:	30th 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 side extension at 3 Milestone Lane, Pinchbeck.

The site is of quasi-triangular shape. Dense hedgerow and mature trees highly conceals the entire site. The property lies on right next to western side boundary and close to the road. A sizeable garden extends itself to east and north.

The area is purely residential. Whilst the site has spacious layout as adjacent property No. 1 to east and No. 92 Surfleet Road to north-east, the majority of dwellings in the locality sit in narrow linear curtilages. Semi-detached houses is the most common type although the application property is two-storey detached. A row of bungalows is opposite the road. A wide range of types, design, ages and appearances has been observed.

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 be single-storey side. It would protrude between approximately 6 and 7 metres from eastern side elevation in parallel with the front road. The width would be roughly 5.50 metre wide and the apex height 4.55 metre high with eaves 2.30 metre high. The development would be therefore subservient to the host property in terms of scale, massing and bulking.

The floor layout plans reveal that the aim of the proposal is to increase the floor space served as living room. Internal alteration would be carried out accordingly to ensure access between the extension and the remainder of the building. Such internal layout is deemed to be acceptable in relation to the living needs of the current occupiers.

The property has a single-storey garage on the opposite side elevation. A two-storey element forming a cross gable roof is at the rear elevation and its bulking turns out to be a shed roofed ground floor element as the most rear part of the dwelling.

The intended extension would be gable roofed which would be consistent in design given the range of gable pitches in the building. The size and design of proposed fenestration on both front and rear elevation is sympathetic with the existing. The eaves would be brick corbelled as the existing ones enhancing the architectural character of the host property. External materials are confirmed to match as close as possible to those in the house. For these reasons, the design and external layout are considered to be appropriate.

Mature hedgerow supported by wooden fence on all boundary lines is highly regarded on account of its screening effect, especially between the road and the front of the development.

The separation distances of the extension with boundary lines are reasonably long. Due to its single-storey nature and location of adjacent properties, the residential amenity would not result 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 therefore recommended to approve this planning application via delegated decision.