

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1018-18 **Applicant:** Mr & Mrs M Fravigar
Proposal: Two-storey rear extension
Location: 38 Poachers Gate Pinchbeck Spalding
Terminal Date: 5th December 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 two-storey rear extension at 38 Poachers Gate, Pinchbeck, Spalding.

The area is purely residential. A wide range of types, designs and appearances has been observed in the locality. From high pitched bungalows to two-storey detached and semi-detached traditional houses. The property is part of a large residential scheme approved by early 1990s. A driveway passes to the southern-east elevation and one outbuilding is at the end of the drive slightly encroaching onto the rear garden.

The site location is within the defined settlement limits under 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 property is a two-storey semi-detached dwelling. The residential building at No. 40 is the other half of the semi-detached pair adjacent to north-east.

The proposed extension would project outwards 2.138 metres on the first floor and 4.60 on the ground floor level. The development would clearly consist of two discernible elements. Each one would have an independent gable pitched roof. The highest roof pitch would be roughly 6 metres whereas the shortest 3.70 metres, both measured from the ground floor level. The ground floor extension would be approximately 3.20 in width and the first floor would be marginally narrower. Having also regard to the dimensions of the host property, the development would be subservient to the dwelling in terms of scale, massing and bulking.

The bulking of upper extension protruding 3 metres from the rear wall has been considered to be acceptable in the interest of residential amenity of neighbours at No. 40. A nearly 2 metre timber closeboard fence is on the boundary with No. 40 which would screen most of the ground floor extension.

The external materials would match those existing in the dwelling so that the development would be in keeping with the immediate surroundings.

No representation has been made.

In light of considerations above, the proposal accomplishes 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.