

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1104-18 **Applicant:** Acclaim Handling Ltd
Proposal: Re-roof and alterations
Location: Acclaim Handling Ltd. Benner Road Pinchbeck
Terminal Date: 26th December 2018

Planning Policies

Local Plan July 2016:

SG14 Design and Layout of New Development
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
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for re-roof and alterations at Acclaim Handling Ltd., Benner Road, Pinchbeck, Spalding.

The location is the Wardentree Lane industrial area. The application's building lies on a corner plot facing the cul-de-sac end of Benner Road set back from the highway. The front and western side is laid in lawn. Gravel area for parking and turning is to partial front and eastern side. Bunn Engineering Services is the closest adjacent property to the site. The building is to west and is storage unit with front office of larger dimensions.

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 proposed development would replace flat roof single-storey element at the front for hip roofed single-storey element. It would protrude as much as existing from the front elevation, its width would be reduced by 1.50 metre and its height would be increased from 2.70 metres to 4.65 metres to the apex. Having regard these dimensions and those of the building, the proposal would be therefore subservient to the host property in terms of scale, massing and bulking.

The external walls would have a rendered finish in cream colour. Smooth brown Sandtoft double pantile are the roof tiles proposed for the front enlargement. Fenestration would be made of UPVC Rosewood. The schedule of materials would be sympathetic with existing materials in the building which range from cladding to light brown coloured facing brickwork.

The visual impact of the development to the wider street scene is acceptable given its discreet scale and bulking. No impact upon the amenity is anticipated to the workers of adjacent building to east on the grounds of overbearing, overlooking or overshadowing effect. However, this is not enforceable as the buildings and surroundings are not residential

No representation has been made regarding the proposal.

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