DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1114-18**	**Applicant:**	**Mrs R Jackson**
Proposal:	Single-storey rear extension and alterations		
Location:	26 Rotten Row Pinchbeck Spalding		
Terminal Date:	1st February 2019		

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 single-storey rear extension and alterations at 26 Rotten Row, Pinchbeck, Spalding.

The context is purely residential. The property is a cottage part of an old dwelling which was historically related to the former railway building to north-east. Each cottage stands in long linear narrow plots. A wide range of ages and appearances has been observed in the area. The front part is in gravel and the rear garden is long and laid in lawn.

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 extension would project 4.64 metres outward from the rear wall. It would be nearly 4 metres wide and 3 metres high. Taking into account such dimensions and those of the cottage, the extension would be subservient to the host property in terms of scale, massing and bulking.

The internal layout show that the purpose of the development is to create a family room in accordance with the increasing needs of the family that lives in the property. A window would be removed and infill brickwork would be provided.

A catslide roofed single-storey extension is currently at the rear elevation between both dormer windows. A low pitched roof light would be on the rooftop. The intended development would fill the gap to side boundary with No. 28 and would extend itself 1.87 metres from the existing extension. Facing brickwork and roof tiles would match as close as possible to those in the dwelling which would preserve the character of the old building.

Nearly 2 metre high timber closes board fencing is on both side boundaries. The extension would be immediately adjacent to that and the existing lean-to conservatory style extension at No. 28. The proposed extension would not create an overbearing effect to the occupiers of this neighbouring property albeit its close proximity. The position of the cottages and proposal is such that no overshadowing is anticipated onto adjacent dwellings. There would be roughly 2 metre separation with flat roofed extension at No. 24 to south which would be on the boundary line. No fenestration is found on opposing elevations, thus no overlooking is anticipated. For these reasons, the residential amenity of residents would not result undermined.

No representation has been made.

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.