DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1159-18**	**Applicant:**	**Mr & Mrs C Edwards**
Proposal:	Extension, alterations and garage - approved under H14-0843-18. Amendments to show relocation of garage		
Location:	35 Milestone Lane Pinchbeck Spalding		
Terminal Date:	18th December 2018		

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This application seeks a non-material amendment to householder planning permission ref. H14-0843-18 for extension, alterations and garage at 35 Milestone Lane, Pinchbeck, Spalding, by relocating the position of the detached garage.

The first plan was showing the door garage in very close proximity to the garden gate and 1.8 metre high closeboard fence linking both buildings.

After consulting Highways Authority, a new plan was required and subsequently submitted provided. It shows the garage relocated to such a sufficient separation distance to ensure the safe access of motor vehicles entering and egressing the garage without causing harm to the house, its residents and the fence.

The change to the position of the garage would not impact upon the amenities of neighbouring residents and as such it is considered to meet the requirements to constitute a non-material amendment.