DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1209-18**	**Applicant:**	**Mr & Mrs Stuart Carr**
Proposal:	Proposed single-storey rear extension		
Location:	White Haven Glenside South Pinchbeck		
Terminal Date:	29th January 2019		

Planning Policies

Local Plan July 2016:

SG4	Development in the Countryside
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 single-storey rear extension at White Haven, Glenside South, Pinchbeck, Spalding.

Glenside South is a countryside road along the south bank of the River Glen. The broad context is predominantly open countryside. Residential buildings are scattered along the road and the opposite bank of the watercourse. The application's property is nearly on the edge of Glenside South facing the river to north. Seasons Watch is an adjacent dwelling to west and fields to east and south. The rear garden is spacious.

The site location is out of defined settlement limits of Spalding as set out in South Holland Local

Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The location is therefore within the open countryside.

Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to the nature and use of the proposal, the extension cannot be located elsewhere. Should the proposal caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". The principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate unacceptable impact.

The property is an old two-storey white rendered dwelling. An existing two-storey side extension on the eastern elevation is well-integrated to the original building and was permitted under planning application ref. H14-0040-09.

The former rear extension has been demolished and the baseline of the proposed extension has been already built which provides an image of its footprint on site. The previous development was a garden room and was built under permitted development rights. The aim of the proposal is to increase the floorspace to host an enlarged garden room and create a snug room. This is considered acceptable in relation to the living needs of the current occupiers of the house.

The proposed extension would protrude outwards approximately 4.20 metres from the main rear wall. It would extend nearly 10 metres along the width of the building. The maximum height would be roughly 4 metres and the eave height about 2.40 metres. Taking also into account the dimensions of the dwelling, the proposal would be therefore commensurate with the host property in terms of scale, massing and bulking.

A lean-to roof would be on top of the rear protrusion which would stress the subservience of the extension to the dwelling. The external walls would be facing brickwork made of Reclamation Shire Blend bricks. The remainder of elevations have light brown render. Such contrast would provide more variety in the appearance of the house without being detrimental to the visual amenity. From the rear views, there is a good relationship between the proposed brickwork with that of the adjacent property Seasons Watch to west. Concrete tiles and UPVC in fenestration would match those existing in the main building. For these reasons, the resulting design and layout of the proposal would be appropriate to the built environment.

Two double panel windows and sliding doors would be at the rear elevation and one further double panel windows on the eastern side elevation. No window would be opened on the opposite side. A 1.5 metre high brickwall is along the boundary line with Seasons Watch and the adjacent property stands further away from such boundary. A storage shed is close to the eastern side and the site boundary to that direction is further away. Having regard to the proposed fenestration and the existing boundary treatment, no potential harm upon the residential amenity is anticipated.

No representation has been received.

In light of considerations above, the proposals are in accordance with Policy SG4, 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.