DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-0012-19**	**Applicant:**	**Mark Stacey**
Proposal:	Extensions to dwelling		
Location:	79 Watergate Quadring Spalding		
Terminal Date:	1st March 2019		

Planning Policies

Local Plan July 2006:	
2	Development Management
3	Design of New Development
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
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a householder planning application for the property at 79 Watergate, Quadring, Spalding. The proposed works here submitted are aimed to amend the original proposal for extensions to dwelling which obtained planning permission under application ref. H15-0066-18.

The main alteration is an additional bedroom on the first floor level. A gable element would protrude from the rear slope of the main roof. Its ridge height would be just below the ridgeline of the main roof and that of the adjacent gable element at the rear elevation. The first floor extension would overall keep the subservience to the host property. The external materials have been stated to match those existing in the dwelling. No detrimental impact upon the visual amenity is anticipated. The design of the extension would be in keeping with the character of the building and overall the residential development in the locality.

The addition of the bedroom upstairs is at expense of the veranda. As a result, the remainder of the veranda would be flanked by both gable elements. Given the position of the veranda within the sun path and its depth, the enjoyment of this open-air gallery would not resulted undermined.

The window at the rear elevation of the first-floor extension would face open fields. The house enlargement is not excessive. in terms of scale The amenity standards of the closest residents are therefore preserved.

Other alterations would be minimal reposition of veranda doors and removal of secondary window on the northern-east side elevation as a result of the additional bedroom. When it comes to the ground floor single-storey extension, the pool would be marginally repositioned. These works are considered to be acceptable.

Welland and Deepings IDB and Lincolnshire County Council have raised no objection to the proposal. It is though stated that an application to relax the nine metre byelaw would be submitted to the Board prior to work taking place should planning permission be given.

No other representations have been made.

In light of considerations above, the proposed works are in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application via delegated decision.