

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0300-19 **Applicant:** Mr & Mrs Mills

Proposal: Proposed 2 storey rear extension with associated internal alterations and proposed single storey garage - approved under H15-1141-18.
Amendments to balcony on rear elevation

Location: 44 Barehams Lane Quadring Spalding

Terminal Date: 15th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This is a non-material amendment application for amendments to balcony on rear elevation of property at 44 Barehams Lane, Quadring, Spalding. Planning permission was granted for a two-storey rear extension with associated internal alterations and proposed single storey garage under planning application ref. H15-1141-18.

The proposal works are aimed to replace the under-roof balcony on rear elevation of property for a Juliet balcony. Brick filling is proposed to carry out the replacement. Brick walls matching the existing would be extended upwards to meet the roof edge.

Glass would remain as material for guarding the balcony. The metal frame would obviously be removed for accommodating the Juliet balcony. The design and external layout would be sympathetic with the existing materials in the property.

No impact upon the residential amenity is either anticipated with the balcony replacement.

In light of considerations above, the proposed development is considered to represent a non-

material amendment.

It is accordingly recommended to approve this application via delegated powers.