

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-1072-18 **Applicant:** Mr R Robinson
Proposal: Proposed two storey extension to existing dwelling
Location: Robinsons Cottage North Drove Quadring Fen
Terminal Date: 14th December 2018

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 two storey extension to existing dwelling at Robinsons Cottage, North Drove, Quadring Fen, Spalding.

To east, Providence House is a farm house with ancillary development for a large working farm. North Drove runs to north. Agricultural fields are in other directions. The property is an old two-storey farm house with modern extensions. The site levels are lower than the highway. To west, there is a gravel parking area and medium sized storage outbuilding. The domestic garden is immediately to west of the house.

The site location is open countryside as set out in South Holland Local Plan (2006) and emerging

South East Lincolnshire Local Plan (Publication Version, March 2017). 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 its nature and purpose, the proposal 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". Having said that, the principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate otherwise.

The main access is on the western side elevation facing the driveway. The rear garden lies on beyond the opposite elevation. The proposal would be located on the southern elevation, thus it would be two-storey rear extension.

The development would protrude 7 metres from the main rear wall and would be as wider as the dwelling. Its maximum apex height would be 7.10 metres with 4.90 metre high eaves. The extension would be subservient to the host property in terms of scale, massing and bulking.

The purpose of the development is to increase internal floorspace to accommodate a large combined living/kitchen on the ground floor level two further bedrooms on the first floor level. Internal alterations such as window removal and brick infill are proposed to connect the new spaces with the existing rooms. The internal layout is considered to be acceptable in line with the increasing needs of the family currently living in.

The roof would be cross gable with one gable end on each western and southern elevations. Whilst additional roof pitches and slopes on these elevations provide variety to the design of the entire building, the extension would replicate the built form on eastern side elevation. The external materials of the extension would match those existing in the house in the interest of visual amenity. The segmental brick lintels above proposed windows are an architectural element that contribute to enhance the rural character of the dwelling. Overall the proposal delivers high quality design which is aimed to be achieved by Section 12 of National Planning Policy Framework 2018.

Nearly 2 metre high mature hedgerow surrounds the property. Having regard to such boundary treatment and the separation distances with boundary lines, the proposal would not represent any detrimental impact upon the residential amenity.

No representation has been made regarding the proposal.

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.