

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H15-1141-18      **Applicant:** Mr & Mrs Mills

**Proposal:** Proposed 2 storey rear extension with associated internal alterations and proposed single storey garage

**Location:** 44 Barehams Lane Quadring Spalding

**Terminal Date:** 7th January 2019

### Planning Policies

#### Local Plan July 2016:

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 2 storey rear extension with associated internal alterations and proposed single storey garage at 44 Barehams Lane, Quadring, Spalding.

Scattered residential buildings and farms are along the lane and the wider context is characterised by open countryside. The site is neatly rectangular and the house stands set back from the road and close to the boundary with adjacent property No. 46 to west. A gable roofed pre-fab outbuilding timber garage is close to this boundary and set back to the rear line. The rear extension would be removed to accommodate most of the proposal. Agricultural land lies on further to east and south.

The site location is out of defined settlement limits as set out in South Holland Local Plan (2006) thus it is considered to be open countryside. It is though within the settlement boundaries of

Quadrant under the emerging South East Lincolnshire Local Plan (Publication Version, March 2017). Although the Local Plan 2006 is still in force, greater weight will be given to the emerging plan as it is ahead of its adoption. The principle of development is therefore acceptable unless material considerations dictate otherwise.

A garden room and kitchen would be on the ground floor whereas en-suite master bedroom with dressing room and balcony would be added on the first floor level. Existing windows on both side elevations would be widened. Internal access would be removed or altered to ease the connection between new and existing rooms. The internal layout is acceptable in order to address the needs of the house occupiers without substantial impact to the exteriors of the building.

The proposed extension would protrude 6 metres from the main rear wall. It would extend along the full width of the house and would be as high as the host property. The intended detached garage would be 4 metres wide, 7 metres deep and 4.20 metres high. Given these dimensions and those of the dwelling, the proposal overall would be subservient to the host property in terms of scale, massing and bulking.

The ridgeline of the current roof would be extended to create hip roof to the new rear elevation, keeping with existing roof style. The rear chimney would be removed and one further would be erected on the roof slope of eastern side elevation. The external materials would match those existing in the dwelling. Glass would be used in balcony parapet walls which would be sympathetic with the appearance of the building.

The bulking of the proposed garage would be significantly increased in relation to the existing one. However, this would not result in an overbearing/overshadowing impact to residents of adjacent property No. 46 to west. There is sufficient separation distance with opposing elevation. Any view from the proposed fenestration to the windows of No. 46 is deemed to be acceptable on the grounds of overlooking effect. The site is spacious to accommodate especially the rear extension.

No representation has been made.

In light of considerations above, the proposal would comply with Policy 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.