

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-1203-18 **Applicant:** Mr & Mrs Ward
Proposal: Proposed single-storey rear extension
Location: 80 Main Road Quadring Spalding
Terminal Date: 14th January 2019

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This is a prior approval application for proposed single-storey rear extension at 80 Main Road, Quadring, Spalding.

After checking carefully the plans submitted, the proposal consists of a pre-fab conservatory. The roof would be tiled lean-to. The external walls would have brickwork at the bottom and the remainder in white UPVC and window glazing.

Para G of Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015 (as amended) states that development would not be permitted "until 30th May 2019" if "the enlarged part of the dwellinghouse would have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height".

The dwelling is semi-detached. The proposed conservatory would protrude 4 metres outward. It would be nearly 3 metres high and 4 metres wide.

No objections have been received.

In light of the above considerations, the proposal is considered to be in accordance with the General Permitted Development Order 2015 (as amended).