

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0005-19 **Applicant:** P Mason & G Barnes
Proposal: Single-storey rear extension
Location: Willowdene 1 Albert Street Spalding
Terminal Date: 28th February 2019

Planning Policies

Local Plan July 2006:

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 single storey rear extension at Willowdene, 1 Albert Street, Spalding.

The application's property is a two-storey detached house. The proposal replaces existing lean-to extension for gable roofed single-storey extension. The aim is to increase floorspace for a new combined kitchen/breakfast room with new pantry, utility and wet room. Bi fold windows back on to the garden will be created on the side elevation of the extension.

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 proposed extension would protrude approximately 5.17 metres from the main rear wall. It would also measure 4 metres in apex height with 2.30 metre high eaves.

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).