DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0009-19**	**Applicant:**	**Mr S Lefeuvre**
Proposal:	Rear single storey extension (retrospective)		
Location:	89 Hereward Road Spalding		
Terminal Date:	1st March 2019		

Planning Policies

Local Plan July 2006:

1	Spatial Strategy
2	Development Management
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 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a retrospective householder planning application for 89 Hereward Road, Spalding.

The site context is purely characterised by residential development. Pairs of semi-detached properties in narrow linear sites is the most common feature across the street pattern. A range of materials on external walls provides variety of designs in the locality. The application's property is also semi-detached with adjacent house No. 91 to north-west. A driveway runs along the south-east side elevation to the garage.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore

remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site location is within the settlement boundaries of Spalding in both South Holland Local Plan and South East Lincolnshire Local Plan. The principle of development is therefore acceptable unless material considerations indicate otherwise.

The applicant has severe mobility problems and the purpose of the development is to relocate the bedroom and bathroom downstairs. The shower room would be adapted and additional sunroom has been included in the proposal.

The proposed development consist of a large rear extension. There is a currently a conservatory, a detached garage in close proximity to the southern-east side boundary and a garden shed behind the garage. These outbuildings and the rear extension would be removed to accommodate the proposal. The intended development would nearly fill the full width of the site. The maximum depth would be approximately 16 metres and the height 2.60 metres. Whilst the proposal is subservient with the host property in height and bulk, the massing would be significant. However, balance needs to be given to the purpose of the proposal and other material considerations (see below).

The entire extension would have a fibreglass flat roof. Brickwork and UPVC joinery are matching that of the dwelling. The design would be appropriate given the scale and visual amenity of the vicinity.

A 2 metre timber close board fence is along boundaries with both adjacent properties (No. 87 and 91). In view of that, most of the bulk would be screened on the account of this boundary treatment and therefore the visual impact of the extension would be minimal to the residents of those houses.

No representation has been received.

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application via delegated decision.