DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0031-19**	**Applicant:**	**Mr J Starr**
Proposal:	Proposed single-storey rear extension and front porch		
Location:	22 Carnoustie Crescent Spalding		
Terminal Date:	15th March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development

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 householder planning application for proposed single-storey rear extension and front porch at 22 Carnoustie Crescent, Spalding.

The location is purely characterised by residential development. Carnoustie Crescent is linked with St Andrew's Road which is a cul-de-sac street. The River Welland is further approximately 100 metres to east. A mix of detached bungalows and two-storey detached houses has been observed along the road. There is somewhat a variety of designs and appearance through brickwork colour and roof styles. The application's property is flanked by a bungalow and a two-storey house. The front garden is fairly deep and the rear garden is spacious.

The site location is within the settlement boundaries of Spalding according to Policies Map Inset Map No. 2 of the South East Lincolnshire Local Plan. The principle of development for the proposal is therefore acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The proposed extension would protrude 6 metres from the main rear wall joining the southern side elevation. Its width would be 6.64 metres and the maximum apex height 4.67 metres. The eaves would be 2.27 metres high. The front porch would not be significantly prominent on the principal elevation. Taking into consideration the existing dimensions of the bungalow, the proposed development is deemed to be subservient to the host property in terms of scale, massing and bulking.

The bungalow has a hip roof. A gable roof would be on top of the rear extension which would be positioned to follow the outline of the southern slope of the main roof. In doing so, the proposal is delivered creating a coherent form of development with the host property. The front porch would also have a dual pitched roof. In addition to the flat roof on the garage to the northern end of the house, the mixture of roof designs would be well related each other in the same building.

After agreement with the agent, a condition will be imposed to submit the material schedule prior to the commencement of works. Render might be applied on external walls which would contrast with red facing brickwork on all bungalow elevations.

The treatment on both sides and rear boundaries consist of nearly 2 metre high timber close board fence. There is a separation distance of 1.34 metres with the southern boundary. A single-storey element runs along the opposing elevation in the adjacent property No. 20. sufficiently separated from that boundary. The fence would significantly mitigate the visual impact of the extension. Given the separations between the extension and the boundary and No. 20, no overbearing impact would take place.

Whilst the front porch development would be clearly visible within the street scene, this part of the proposed development is of a relatively small scale and would not encroach onto the highway. No overlooking between windows would occur given the single nature of the development. For these reasons, the proposal would not undermined the amenity standards of residents in the vicinity.

No representations has been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.