DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0049-19**	**Applicant:**	**Mr J Doyle**
Proposal:	Extensions and alterations		
Location:	65 Park Avenue Spalding		
Terminal Date:	12th March 2019		

Planning Policies

Local Plan July 2006:

2	Development Management
3	Design of New Development
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 householder planning application for extensions and alterations at 65 Park Avenue, Spalding.

The site context is solely characterised by residential development. The application's site is within a frontage of bungalows to the eastern side of Park Avenue. Two-storey dwellings form another defined frontage opposite the road. Although overall the residential development was built around the same period of time, there is a certain range of appearances through a diversity of colours in brickwork and render.

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 in accordance with the Local Plan unless material considerations dictate otherwise as laid down in Section 70(2) of the Town and Country Planning Act 1990.

The floor layout plans show that the conservatory would be removed to accommodate the proposal. A study/third bedroom would be created in the lounge room at the front. A large bedroom would be located on the footprint of existing kitchen and conservatory. A large combined kitchen/dining/living room would extend between the centre and rear of ground floor. The rear part of the garage would be converted into toilet and lobby. Internal alterations would be made accordingly. The purpose of the development is acceptable in line with increasing daily needs of the occupiers.

The proposed extension would protrude approximately 4 metres from the main wall of the rear elevation. It would extend the full width of the bungalow. Its maximum apex height would be roughly 5 metres and the eaves 2.20 metres high. Having also regard to the dimensions of the dwelling the intended extension would be therefore subservient to the main property in terms of scale, massing and bulking.

A hip roof on top of the extension would match the roof style of the bungalow. The ridgeline of the new roof would be perpendicular to that of the host property making the roof valleys at a different angle. This external layout visually remarks the character of subservient of the development to the original building and it is not considered to be detrimental in terms of design and visual amenity. Facing brickwork and roof tiles would match those existing in the property. No impact upon the visual amenity is anticipated.
A nearly 2 metre high timber and concrete closeboard fence is along both side boundaries. Such boundary treatment would mitigate the visual impact to the adjacent properties No. 63 and 67.

Considering the extent of the protrusion onto the rear garden, the single-storey rear extension of No. 63 with combined flat roof and lean-to roof would be on the same line. Likewise, the entire blank side elevation of No. 65 would be along the extension. Given the separation distances between both and position within the sun path, the proposed development would not create any overbearing and overshadowing impact to the neighbouring properties.

No representation has been made.

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.