

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H16-0050-19      **Applicant:** Mrs L Smith  
**Proposal:** Extension and alterations  
**Location:** 15 Sorrel Drive Spalding  
**Terminal Date:** 12th March 2019

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### Planning Policies

#### Local Plan July 2006:

|      |                                                  |
|------|--------------------------------------------------|
| 1    | Spatial Strategy                                 |
| 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 extension and alterations at 15 Sorrel Drive, Spalding.

The site context is purely residential development. The property is located off a cul-de-sac end. The variety of combination of roof styles, mostly catslide and gable, and colours in brickwork provide a wide range of designs and appearances in the vicinity. The application's property belongs to the residential scheme which extends between Wygate Park to south-east and the Vernatt's Drain to north-west and was approved under planning application H16-0233-98.

The site location is within the settlement boundaries of Spalding as set out in South Holland Local Plan and South East Lincolnshire Local Plan. The principle of development is therefore acceptable

unless material considerations indicate otherwise.

The proposed development consist of a single-storey rear extension and relocation of the main door forward in line with most of the front elevation.

The extension would protrude approximately 3 metres from the main rear wall. The maximum apex height would be 3.30 metres and the eaves 2.50 metres, Having regard to these dimensions, the proposed extension is permitted development under Class A of Part I of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The 'dent' front line of the principal elevation would be levelled after setting the main door 1.30 metre forward to be aligned with most of the principal elevation formed by the two-storey gable pitched element and single-storey lean-to element.

Considering the dimensions of the proposal with those of the house, the intended development would be therefore subservient to the host property in terms of scale, massing and bulking.

With regards to the layout and design, the purpose of the extension is to increase the floor space for a large combined kitchen/dinner which are currently separated spaces. The door is relocated forward to enlarge the entrance hall of the dwelling. While a lean-to roof is provided for the extension, the front main door would be covered by a flat roof. Such roof styles are appropriate to the scale and massing of both domestic enlargements and are keeping with the existing eclectic appearance due to the coexistence of roof styles in the same building and in other houses of the scheme. It is stated that the external materials in walls and roofs would match those existing in the host property. Overall, the design and layout is coherent with the local character of the area and architectural features of the dwelling.

The rear garden is spacious, the boundary treatment screen effectively the ground floor level to adjacent properties and the separation distances with neighbouring buildings are sufficiently long. As a result of that, the visual impact of the rear extension would not undermined the residential amenity of property's residents and adjacent neighbours. The bulk of the front extension is marginal so that the impact on that part of the building and subsequently the wider street scene is not significant.

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 1, 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.