DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0069-19**	**Applicant:**	**Mr S Hodgett**
Proposal:	Proposed alterations and extension to include annexe, office and alterations to kitchen		
Location:	15 Halmer Gate Spalding Lincs		
Terminal Date:	14th 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
HIGHWAYS & SUDS SUPPORT	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed alterations and extension to include annexe, office and alterations to kitchen at 15 Halmer Gate, Spalding.

The site context is characterised by residential development. A wide range of designs, appearance and ages has been observed in the locality although there is a pattern of detached properties in

sizeable plots nearby the house. The application's site is heavily screened on the front boundary by three mature lime trees which are preserved under TPO. A large space in gravel extends to the front of the property. The rear garden is fairly spacious. The rear extension would be placed where the conservatory and vegetable garden area are.

The site location is within the settlement boundaries of Spalding as set out in the South East Lincolnshire Local Plan. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The proposed development would consist of a rear extension, internal alterations, additional fenestration and alterations to existing windows.

The existing rear conservatory would be removed to erect a single-storey extension, This domestic enlargement would protrude 5.80 metres from the main rear wall. The width would be 4.70 metres and the height 3 metres. Having regard to the dimensions of the house, the proposal would be subservient to the host property in terms of scale, massing and bulking.

The floor layout plans show that the existing store and hall behind the garage would be replaced for self-contained accommodation comprising en-suite bedroom and combined kitchen/lounge which would be hosted in the proposed extension, The external sheltered area at the front would be enclosed and converted into a study room. The existing kitchen of the house would be enlarged adding the floor space of the utility room. A lobby would be created to connect the main part of the dwelling with the intended annexe.

The relationship between the proposed granny space and the main part of the dwelling is acceptable and internal alterations are made accordingly. The residential amenity of the occupiers would be ensure to be of adequate standards. A planning condition however should be imposed to make the annexe remain incidental to the use of the dwelling.

The kitchen windows on to the rear garden would be replaced for French doors. The extension would have one further doors of identical style at the back of the development. A wall aligned with the front garage elevation would be built with a three panel windows. 2 No. roof lights would be opened on top of the single-storey element of the building. A balanced appearance would be perceived from the front elevation. Proposed materials are stated in the application form to match the existing.

The form of the development to the rear would run along the northern-east boundary with No. 17. A large detached garage is in close proximity to the boundary. A nearly 2 metre high timber close board fence is along the rear boundary with maintained conifer and young trees adjacent to it. The extension would be 8.10 metres away from the rear boundary. Taking also into consideration the single-nature of the extension, the existing boundary treatment and separation distances with the nearest boundaries would not cause any detrimental impact upon the amenity of residents at No. 17 to the side and No. 9 Beechfield Gardens to the rear.

Lincolnshire County Council as Local Highway and Lead Local Flood Authority has raised no objection to the proposal.

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

It is therefore recommended to approve this planning application for approval.