

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0191-19 **Applicant:** P Mason & G Barnes
Proposal: Rear single-storey extension
Location: 1 Albert Street Spalding
Terminal Date: 16th April 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 rear single storey extension at Willowdene, 1 Albert Street, Spalding.

The site context is solely characterised by residential development. A range of housing types, designs and appearances has been observed in the locality. From detached bungalow to semi-detached and detached two-storey properties. The application's property is a two-storey detached dwelling with garden to the side and rear.

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, 2019. 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 purpose of the proposed development is to increase internal floor space for enlarging the kitchen and combining it with breakfast room use. A utility room and a wet room larger than the

existing toilet would be also accommodated. This aim is acceptable and in accordance with the increasing needs of the dwelling occupiers.

The existing lean-to extension has been demolished to start the works to build the proposed single-storey rear extension. The development would protrude just above 5 metres from the main rear wall of the house and would be as wide as the existing kitchen at the rear of the property. Its maximum height would be 4.40 metres and the eaves nearly 2.50 metres high. The extension would be clearly higher than the existing lean-to extension. However, having regard to the scale of the dwelling, the proposed development would be subservient to the host property in terms of scale, massing and bulking.

A gable roof would be on top of the extension. The ridgeline would not end to the rear elevation of the house. There would be a gap between the roof and rear elevation in order to not partially block the first floor rear windows of the property. Without addressing structural considerations, an alternative design could have been proposed to deliver a more complete form of development in the roof although this does not sufficiently constitute a material consideration to seek an amendment or refuse the proposal in these terms.

The rear extension would protrude to be aligned with the footprint of the adjacent property No. 3 to north-west. There are two windows on the opposing side elevation, one bathroom windows facing on to the extension and one bedroom windows facing south-west. The maximum height of the extension would be lower than the overall bulk of the building at No. 3. Should the extension would be carried out the sunlight would not be blocked or dramatically reduced especially to the bedroom window.

The external materials would be matching those existing in the host property, thus the visual amenity would not result harmfully altered.

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.