DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0196-19**	**Applicant:**	**Mrs A Bates**
Proposal:	Proposed pitched roof to existing bungalow and alterations - re-submission of H16-0467-18		
Location:	14 River Bank Spalding		
Terminal Date:	19th 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 proposed pitched roof to existing bungalow and alterations at 14 River Bank, Spalding. Planning permission was granted under application H16-0467-18 for first floor extension to bungalow and this current application seeks to amend the pitched roof as approved.

There would not be first floor extension across the full footprint of the bungalow. The previous application proposed two bedrooms upstairs. There would be a net decrease of one bedroom and one of the extra bedrooms would be relocated on the ground floor level to the front part of the property. Internal alterations would be made accordingly to accommodate the third bedroom downstairs. The separated kitchen to the front and living room to the side would be merged in one large space along the rear part of the bungalow. The wet room would be replaced for a full bathroom to serve all the occupiers of the dwelling.

The most visible alteration would be the removal of dormer windows with balcony on the front roof

slope. As there is no habitable space under the rooftop with the submitted proposals, the height of the pitch roof is decreased up to 5.50 metres which would represent a reduction in 1.30 metres.

In comparison to the resulting form of development approved under application H16-0467-18, the alterations submitted in this current application would slightly reduce the scale and bulk of the domestic extension and would alter significantly the appearance and layout on the front elevation. Given there is no further material increase, the proposed works would not cause any detrimental impact upon the scale, massing and bulk of the bungalow and residential amenity. The resulting design and external layout would be still acceptable.

No representation 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.