

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0202-19 **Applicant:** Mr & Mrs Pilgrim
Proposal: Proposed 2 storey side extension
Location: 74 Pennygate Spalding
Terminal Date: 22nd 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed two-storey side extension at 74 Pennygate, Spalding.

The site context is predominantly residential. Whereas a frontage of semi-detached properties is on the northern side of Pennygate, the application's site is opposite the road within a frontage of varied

dwelling houses in terms types, ages and designs. The Saint Norbert's Catholic Primary is located some metres away in the middle of the block delimited by Pennygate to north, Tollgate to east and south and West Parade to west.

The site location is within the settlement boundaries of Spalding as set out in the Inset Map 2 of South East Lincolnshire Local Plan, 2019. 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 property is a two-storey traditional semi-detached house. The proposed extension would protrude 4.80 metres from the western side elevation. It would measure 8.62 metres in depth and 7.20 metres in maximum apex height. The eaves would be 5 metres high. Having regard to the dimensions of the dwelling, the intended development would be commensurate to the host property in terms of scale, massing and bulking.

The extension would be aligned with the rear elevation of the house which represents that the bulk would be visibly set back from the principal elevation given the proposed depth of the extension. Accordingly, the roof apex and ridgeline of the extension would be just below the highest point and ridge of the main roof. Such features would deliver an external layout in subservience with the main property. A hip roof and bay window would mirror those currently in the house which would provide coherency to the form of development in relation to the dwellinghouse.

When it comes to the external materials, the house currently has brickwork plinth and white render on the external wall. Matching brickwork would be applied on the plinth of the extension although the remainder of the elevation would have cladding instead of matching render finish. The presence of cladding is well regarded in order to upgrade the appearance of the traditional house. However, it must be ensure that the resulting appearance would relate well with the host property and adjacent buildings. Therefore, a planning condition is recommended to obtain further details of the proposed cladding and resist any detrimental impact upon the visual amenity. White UPVC would be used for the fenestration. Gutters and downpipes would be in black colour. This clearly match the appearance of the existing in the dwellinghouse.

In view of the adjacent buildings and their position in relation to the development, no windows on the first floor would create any overlooking impact to the neighbouring properties. A separation distance of approximately 1.81 metres is provided between the extension and adjacent garage thus access between the rear and front part of the site would be granted. There would be further distance with the boundary lines and opposing elevation of adjacent dwellings. In conclusion, no harm upon the residential amenity standard would occur should the development was built.

The County Historic Environment Officer has no comments. Welland and Deepings IDB has confirmed that the applicant should seek consent to relax the 9 metre byelaw if planning permission is granted. No other representations have 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.