

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0940-18 **Applicant:** Miss Gemma Louth
Proposal: Proposed bay window and internal alterations
Location: 30 Thistle Gardens Spalding
Terminal Date: 19th November 2018

Planning Policies

Local Plan July 2016:

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 2018

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 bay window and internal alterations at 30 Thistle Gardens, Spalding.

Thistle Gardens is a cul-de-sac street and the site location is purely residential. The property is a semi-detached dwelling paired with No. 28 which is in a corner plot and set back from the principal front elevation of the application property. The dwelling is part of a 46 dwelling residential scheme that was approved under planning application ref. H16-0399-06. A wide range of 'brick and tile' traditional detached, semi-detached and terraced houses is present in the vicinity.

The site location is within defined settlement limits of Spalding as per both South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development is therefore acceptable unless material considerations indicate otherwise against local and national planning policies.

The garage door would be replaced for proposed bay window which would protrude 0.51 metres

from the principal elevation and would be 2.08 metre wide. This window would mirror the existing bay window opposite elevation end although it would not have a hipped roof but flat roof to fit the lower garage eaves. At the rear elevation, the bi-fold doors and adjacent window would be replaced for brick wall and single panel door respectively.

External alterations are accordingly made to internal alterations. An internal wall would be demolished to convert both existing kitchen and garage into one large combined dining/living room. The proposed materials would match those existing in the dwelling.

The bay window would be keeping with the character of the house and would not be detrimental to the local area. Further bay windows and canopy roofs of a certain range of designs and appearances have been observed in properties nearby.

Other external alterations would not represent an adverse impact upon the appearance of the property. The proposals for internal layout are acceptable given the living needs of the dwelling occupiers.

No impact upon the residential amenity of adjacent residents is anticipated after carrying out the proposed development.

No representation has been made throughout the consultation process.

In light of considerations above, the proposals are in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is accordingly recommended to approve this planning application via delegated decision.