DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0974-18**	**Applicant:**	**Mr & Mrs S Ham**
Proposal:	Proposed ground floor internal alterations and first floor extension		
Location:	1 Baxter Gardens Spalding		
Terminal Date:	26th 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 ground floor internal alterations and first floor extension at 1 Baxter Gardens, Spalding.

The area is purely residential. Two-storey dwelling is the common type of housing in the locality. A certain range of design and appearances has been observed. The site is a corner plot facing the junction between Baxter Gardens and Lilburn Drive. The application property is slightly set at angle having the principal elevation facing north-west.

The proposed extension would be above existing garage and utility room on the northern side elevation. The development would be as wide and deep as the existing single-storey element and the maximum height would be as much as that of the dwelling. The proposal would be therefore subservient to the host property in terms of scale, massing and bulking.

The floor layout plans show the garage would be replaced for an ensuite bedroom and the additional floor space on first floor level would be aimed to accommodate a ensuite master

bedroom. A range of internal alterations (window removal, door opening, wall infill) are accordingly proposed for the new rooms. The internal layout is deemed to be acceptable to meet the living needs of the existing occupiers.

The dwelling currently has a gable roof with two-storey element protruding from southern side elevation and gable roofed garage and flat roofed utility room on the opposite side elevation both constituting a single-storey element.

The proposed extension would have a side gable roof with its ridge as high as the main roof pitch projecting to north. A two-storey gable pitched element would be formed at the front elevation projection slightly outward with a visibly shorter height than the main roofline.

The additional roof pitches would match the angles of the main roof and the protrusion beyond the front flank wall is minimal. The external materials of the proposal would match those existing in the house. Having also regard that the style and designs of houses in this part of Spalding are fairly varied, the design and layout of the external is considered to be acceptable.

A 1.60 metre high timber close board fence is on both side boundaries and higher fence of same type is along the rear boundary. The separation distance between proposed extension and opposing elevation in adjacent property No. 3 would be approximately 1.28 metres.

The proposal would clearly result in a significant increase of the bulking which can be perceived from the residents living in No. 3. However, the opposing elevation would only have one window of a non-habitable room, thus no overbearing impact would be significantly harmful to the adjacent neighbours.
The extension would be as high as the host property and given the location of the properties within the sun path this would not exacerbate any overshadowing effect onto No. 3. For the reasons given above, the proposed development would not undermine the residential amenity in neighbouring properties.

No representation has been made regarding this proposal.

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 therefore recommended to approve this planning application via delegated decision.