DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0987-18**	**Applicant:**	**C Edgeley**
Proposal:	Proposed extension and alterations		
Location:	Bellevue Farm Elm Lane Spalding		
Terminal Date:	29th November 2018		

Planning Policies

Local Plan July 2016:

SG4	Development in the Countryside
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 that seeks permission for proposed extension and alterations at Bellevue Farm, Elm Lane, Spalding.

The site is quasi-rectangular and of sizeable layout. Darluah is the closest residential property to north-west and vast paddock land lies on towards south and beyond eastern rear boundary. The site is entirely surrounded by open countryside. The property sits is a vernacular old farm house with modern extensions.

The site location is out of defined settlement limits of Spalding as set out in South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The surroundings are open countryside.

Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for

development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to the nature and use of the proposal, the garage cannot be located elsewhere. Should the proposal caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". The principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate unacceptable impact.

The proposal would site a two storey extension to the rear of existing rear extension across almost the full width of the original farm house -the single-storey side extension was recently built having permission granted under planning application ref. H16-0535-14.

The proposed development would protrude 5 metres outwards from the existing rear extension and would be 7.37 metre wide. The maximum apex height would be roughly 6.50 metres and eaves 4.95 metre high. Given its dimensions, the intended extension would be subservient to the host property in terms of scale, massing and bulking.

The floor layout plans reveals that the aim of the development is to increase internal floor space for creating a combined dining/living room on the ground floor and one ensuite master bedroom and double standard bedroom and bathroom on the first floor.

Internal alterations such as partial wall demolition would be made accordingly. The internal layout of the proposal is considered to be acceptable in accordance with increasing living needs of the family occupying the house without being against material planning considerations.

A gable roof with gable ends on both side elevations would be proposed replicating the style of the pitches in the dwelling. The pitch of proposed roof would be as high as the dwelling ridgeline which would be extended to meet this upper part of the development.

The proposal also includes new fenestration. Each of three first floor windows, two on the northern side elevation and one on opposite elevation, would have gable pitched roof which would improve the aesthetics of the building without being detrimental to the character of the house. Masonry lintel above upper window and bi-fold doors both on southern side elevation and a brick chimney would be architectural elements further characteristic of the vernacular design of the building.

The rear garden is sizeable to accommodate the proposed extension. The separation distances with the boundary lines are on average 10 metres which are considerably long to avoid any unacceptable impact. Two medium-sized outbuildings are to north but sufficiently separated from the house. No residential buildings are immediately adjacent to the property. The proposal therefore would not undermined the residential amenity of neighbours.

No representation has been made regarding the proposal.

In light of considerations above, the proposals are in accordance with Policy SG4, 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.