

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0995-18 **Applicant:** Mr B Rai
Proposal: Proposed two-storey side and rear extension
Location: 22 Balmoral Avenue Spalding
Terminal Date: 30th 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
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed two-storey side and rear extension at 22 Balmoral Avenue, Spalding.

Planning permission was granted for a similar proposal approved under planning application ref. H16-0552-17.

Site Description

The area is purely residential. The property is within a block of 17 dwellings delimited by Balmoral Avenue to north, Edinburgh Drive to east, Windsor Drive to south and St James's Way to west. The site is of a rectangular shape with the dwelling fairly set back from the road and spacious garden at

the rear following other plots in the block. Bungalow is the predominant type of house in the locality although two-storey buildings are also present such as the application property. A certain range of designs and appearances has been observed across the area.

The in-built garage was being demolished during the first site visit. A second visit took place after inspecting the site from adjacent No. 20 rear garden under request of its landlord. Works were ongoing and foundations had been already made in the application site.

Representations

One resident objected raising the following issues:

- The rear extension would have an overbearing and overshadowing impact upon their property.
- Although it is proposed to be obscured glazing, the window upstairs on western side elevation would represent a loss of privacy.
- The development might be likely aimed to convert the property into HMO according to proposed 4 ensuite bedrooms on first floor and a toilet on ground floor.

Principle of Development

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.

Material Considerations

Design and Layout

The proposals comprise two-storey side extension on eastern elevation (existing in-built single-storey garage), rear extension outward the entire main rear wall and single-storey side extension on western elevation with roof towards front elevation in canopy form.

The floor layout show that the aim of the proposal is to increase internal floor space to create a large combined dining/living room, family room and store on the ground floor and convert three bedrooms ensuite with additional bedroom up to 4 in total. The internal layout is considered to be acceptable as it meets the needs of the large family living in the property.

Given its dimensions the scale, massing and bulking of the development would be subservient to the host property.

The two-storey side extension front would slightly protrude from the principal elevation. It would have its own hip roof whose the eastern slope would be completely aligned with that of the main property. Roof raising would be carried out to lift the hip of the original main roof approximately 1.20 metres further with the aim to integrate accordingly the proposed two-storey side and rear extensions.

With regards to external materials, grey thin stone cladding measuring 40x10cm would be fitted on the front elevation of two-storey side extension. The remainder of external walls would be painted in white, off white or cream. Marley modern smooth grey tiles would be used for the roof. The proposed render and roof tiles would match those existing in the dwelling. Stone cladding would provide a certain variety of materials which would upgrade the aesthetics of the building without being out of keeping with the character of the local area.

Impact upon residential amenity

The property after carrying out the proposal would range from front to rear 1.5 and 1.2 metres with eastern boundary and 0.6 metres and 0.9 metres with western boundary. Therefore, the bulking of the extensions would be likely affect further the adjacent property No. 20 to west.

The closest rooms inside No. 20 to the application property are from front to rear one garage, two bedrooms and one bathroom. A kitchen would be adjacent to the bathroom forming the rear elevation.

Due to its single-storey nature, the proposed side extension would not significantly exacerbate any harm upon the amenity in this regard. In contrast, the rear extension would be two-storey and project roughly 3 metres outward from existing main rear wall. In addition to that, the position of residential frontage on the southern side of Balmoral Avenue is such that the dwellings are within the sun path from east to west. Having also regard to the separation distances, it is concluded that the rear extension would not have an overbearing impact upon No. 20 and would not cause unacceptable overshadowing.

RECOMMENDATION

In light of considerations above, the proposals comply 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.