

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1004-18 **Applicant:** Mr S Rapley
Proposal: Single-storey side extension
Location: 6 Alexandra Road 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

CASE OFFICER ASSESSMENT

This is a householder planning application for single storey side extension at 6 Alexandra Road, Spalding.

The location is within the defined settlement limits of Spalding. The site is of triangular shape facing straight to the junction with Ayscough Avenue. It is within a frontage of semi-detached properties along the northern side of Alexandra Road. The area is predominantly residential. A certain range of designs and appearances has been observed in the locality.

The application property is two-storey gable roofed semi-detached dwelling. At the front of the site one pitched roof concrete garage is to east right immediately adjacent the boundary line with No. 4. This outbuilding is set at an angle with its rear and front parts separated 2 metres and 7 metres respectively from the house. At the back garden a party wall shed roofed store unit is next to the boundary line with No. 8 and approximately 3 metres from the rear elevation. Following that boundary, one concrete tiled gable roofed wooden shed is positioned behind the party wall unit in a short distance.

Prior to commencing of works for the extension, the front pre-fab concrete unit would be previously demolished in order to free floor space for the proposed development. The aim of the proposal is to create a new in-built garage, enlarge existing entrance and add a toilet.

The extension would be single-storey and would project approximately 7.7 metres to east and roughly 5.5 metres outward towards the front elevation. The maximum apex height would be 4.20 metres and the eaves 2.50 metres high. The proposal would be therefore subservient to the host property in terms of scale, massing and bulking.

The dwelling has a gable pitched two-storey element at the rear mirroring the adjacent semi-detached dwelling. The intended extension would meet the elevation of this part of the building and would be 2 metres set back from the principal elevation.

Solely in terms of planning, an alternative and improved layout could be protruding from eastern side elevation but set at angle such as the front garage to demolish. This could steer the visual impact of the development towards the adjacent property No. 4 instead of the road which could be disruptive to the street scene. Notwithstanding this, the proposal is single-storey acceptably separated from the road and, most importantly, contributes positively to upgrade the property in terms of design and improve the built environment.

A lower pitched gable roof is proposed to keeping in line with the current external layout of the property. External materials would be match those existing in the building. In conclusion, the design and layout of the proposal is not detrimental to the character of the property and surroundings.

An absence of opposing windows would not cause any overlooking effect to neighbouring properties. A range of distances from 6.1 to 2 metres is provided with the highway which is sufficient to not cause any overbearing effect for road users. A separation of 1.2 metres with eastern boundary line would be sufficient to ensure access between the front and rear and vice versa. In conclusion, the amenity standards of adjacent residents would be preserved after developing the proposal.

No representation has been made regarding the 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.