DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1011-18**	**Applicant:**	**Mr & Mrs Cliffe**
Proposal:	Proposed single-storey extension (re-submission of H16-1133-17)		
Location:	3 Carrington Road Spalding		
Terminal Date:	6th December 2018		

Planning Policies

Local Plan July 2016:

SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

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
SHDC INTERNAL	0	1	0	0

CASE OFFICER ASSESSMENT

This is a re-submission of full planning application for proposed single storey extension at 3 Carrington Road, Spalding.

Amendments on fenestration and external materials is the reason for this re-submission.
The window on southern side elevation would be removed and one roof light on adjacent roof slope would be added. The bi-fold door at the rear elevation would be replaced for French door. The external walls of the extension would be rendered instead of facing brick wall.

The material and resulting appearance of the features amended would match those existing in the host property.The visual amenity would be still preserved after carrying out the proposed alterations. The new window is on the roof and any overlooking to the closest opposing elevation of adjacent property is inexistent.

No objection has been made against the proposal. A ward member has stated that the proposed fenestration would not cause overlooking, thus the proposal is supported.

In light of considerations above, the proposed works are in accordance with Policy SG14 and SG17 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.