DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1091-18**	**Applicant:**	**Mr A Hadden**
Proposal:	Proposed ground floor extension to create enlarged kitchen/dining space and music room		
Location:	4 Malvern Close Spalding		
Terminal Date:	10th December 2018		

Planning Policies

Local Plan July 2016:
National Guidance **National Planning Policy Framework 2018**

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This is a prior approval application for ground floor extension at 4 Malvern Close, Spalding.

The property is two-storey detached in residential cul-de-sac street. The site has spacious layout with sizeable space to both front and rear gardens. The purpose of the extension is to increase internal floor space to create enlarged kitchen/dining space and music room. The extension would have two hipped pitches.

Para A.1.(g), Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 lays down that single-storey extensions until 30th May 2019 are not permitted development if "(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height"

The development would project approximately 5 metres from the main rear wall. It would fill the total width of the original building, that is to say, 9.60 metres. Its apex height would be 3.40 metres with 2.40 metre high eaves.

In view of the dimensions aforementioned, the proposal would fully satisfy the requirements of permitted larger house extensions and this application shall be approved.

No representation has been made. The grant of permission is recommended via delegated decision.