

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1101-18 **Applicant:** Mr D Porter
Proposal: Single storey rear extension and alterations
Location: 32 Rembrandt Way Spalding
Terminal Date: 26th December 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	1	0

CASE OFFICER ASSESSMENT

This is a householder planning application for single storey rear extension and alterations at 32 Rembrandt Way, Spalding.

The site context is purely residential. The site is within a defined frontage of bungalows to the eastern side of the road which belongs to a large residential scheme approved in late 1980s. Opposite the road there is a residential frontage of two-storey detached dwellings. The houses are set back from the highway with wide front garden and driveway. The rear garden is rectangular and fairly spacious.

The site location is within the defined settlement limits under 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.

The proposed development would protrude approximately 4.35 metres from the main rear wall. It

would extend to the full width of the dwelling and would be nearly 5 metres high with 2.30 metre high eaves. Having regard to these dimensions and those of the bungalow, the extension would be therefore subservient to the host property in terms of scale, massing and bulking.

When it comes to design and layout, gable roof would be proposed for the rear extension. Both ridge and pitch would be as high as those of the bungalow. Black cement fibre boarding had been formerly proposed for the external walls. After following discussions with the agent, grey granite concrete cladding has been accepted as alternative wall coating to deliver an improved appearance of the development in relation to the surroundings.

The bulking perceived from their curtilages would be mainly the roof slopes but this is characteristic and acceptable for this type of development. Slightly more than 1 metre of separation would be provided with each side boundary line. Overshadowing to adjacent buildings is unlikely given the position of the residential frontage within the sun path. On account of the single-nature of the development and separation distances, no detrimental impact upon residential amenity of adjacent neighbours is anticipated.

In view of no resident objections and only partial visibility of external walls from adjacent curtilages, the entire scheme of materials is acceptable.

As above mentioned 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 accordingly recommended to approve this planning application via delegated decision.