

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1165-18 **Applicant:** Mrs Tracey Quinn
Proposal: Proposed extension and alterations
Location: 7 Monks Walk Spalding
Terminal Date: 16th January 2019

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 proposed extension and alterations at 7 Monks Walk, Spalding.

The site context is purely characterised by residential development. There is a certain variety in design and appearance but the predominant type is two-storey traditional dwelling with in-built garage. Both front and rear garden are fairly sizeable and laid in lawn.

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 extension is first floor above the existing garage and utility room. Its dimensions would be as much as those of the house. The development would be therefore subservient to the host property in terms of scale, massing and bulking.

The proposed floor layout reveals that the extension is aimed to enlarge the kitchen and create a play room downstairs and create an ensuite master bedroom upstairs. Alterations such as wall demolition, wall erection and additional openings are acceptable as extended. The layout is considered to be in accordance with the increasing needs of the occupiers.

With regards to external design, the roof on top of the extension would represent an enlargement of the existing gable roof of the dwelling. An additional gable roofed window would be opened upstairs on the front elevation replicating the existing one at the opposite end. The roof canopy on top of the porch would be enlarged filling the full width of the extension. Both architectural features would deliver a more integrated form of development to the host property. Roof tiles, facing brickwork and UPVC in new fenestration would match as close as possible those existing in the dwelling. For these reasons, the resulting design would not have any harmful impact upon the visual amenity.

There is a nearly 2 metre high timber close board fence along the site boundary with adjacent property No. 5. Whilst the first half of the boundary with No. 9 is poorly screened with 1 metre high timber close board fence, mature tall hedgerow is located along the second half. The position of additional fenestration would not overlook to opposing elevations. Given the position within the sunpath, the development would not cause any overshadowing, especially to No. 5 which is the closest building. Having regard to this as well as the existing boundary treatment, the development would not be overbearing and overall the residential amenity would not result undermined.

No representation has been made.

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.