

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1169-18 **Applicant:** Mr S Willson

Proposal: First floor extension above garage with single-storey rear and side extension

Location: 41 Claudette Avenue Spalding

Terminal Date: 18th 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
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

This is a householder planning application for first floor extension above garage with single-storey rear and side extension at 41 Claudette Avenue, Spalding.

The site context is solely characterised by residential development. The most common type of development is two-storey traditional brick-and-tile dwelling with in-built garage to side. A certain range of appearances and designs has been observed throughout the site visit. The houses were built in several phases of a major residential scheme approved in mid 1900s.

The site location is within 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.

MATERIAL CONSIDERATIONS

Scale, massing and bulking

The first floor extension would fill the footprint of the ground floor garage and would project upwards as high as the ridgeline of the main roof. The side extension would measure approximately 10.30 metres in depth, 5 metres of them partially protruding from the rear elevation. Its width would range between 1.40 and 3.22 metres from the front to the rear. The maximum height would be nearly 2.80. Having regards to the dimensions of both extensions, the proposed development is therefore subservient to the host property.

Design and layout

The roof on top of the first-floor extension would be an enlargement of existing gable roof of the dwelling to the eastern side elevation. A new gable end would be created on this elevation. Both the ridgeline and roof lines would be tantamount to those existing in the main roof.

A gable roofed element would be formed on the front elevation replicating the existing one. In doing so, the form of development would be further coherent with the building design and would not create any harm upon the wider street scene.

The side extension would be of irregular shape to suit the eastern site boundary. It would be also of single-storey nature which would be appropriate given the proximity of the adjacent property No. 43 and the fence crossing out on that side of the curtilage.

Facing brickwork would be on the external walls of both extensions excepting cement fibre boarding on the rear elevations of the side extension. Roof tiles matching those existing in the property would be used. Other external materials such as in fenestration and guttering have been confirmed to match the existing.

Impact upon the residential amenity

Due to its single storey nature, the side extension would not cause any harm upon the amenity of the adjacent neighbours living in No. 43. The existing wooden lean-to shed attached to the western elevation would be removed to accommodate the proposed extension.

The first-floor extension would be erected following the existing footprint on the ground floor. The massing would be therefore commensurate with the host property and its bulking would not affect the adjacent dwelling at No. 39. There are no windows on the opposing elevation.

A nearly 2 metre high timber close boarded overtopped with ivy and shrubs is on the side and rear boundary lines. Such boundary treatment effectively screen the development from the ground floor level.

Given the position of buildings along that part of southern side of Claudette Avenue, no overshadowing is anticipated should the proposal was allowed.

REPRESENTATIONS

Residents

One objection has been received raising the following issues:

- Brickwork should be proposed in line with the local character of the area
- Need for further car parking spaces as the extension would create extra rooms which would mean an increase of the number of occupiers.
- The structural safety of glass fenestration at the rear elevation.
- No clarity on external materials of rear windows.
- Cement fibre boarding might not fit the visual amenity.
- Absence of drainage details

No other representation has been received.

CONCLUSION AND RECOMMENDATION

The internal layout of the proposal is deemed to be appropriate for the increasing living needs of the current occupiers. No new occupiers are intended to move in to the property.

Externally, the extensions would be keeping in line with the scale, massing and bulking of the property. The materials would match those existing in the built environment. Cement fibre boarding would be new to the vicinity although it is considered to not harm the visual amenity. No potential impact upon the residential amenity has been anticipated.

In light of considerations above, the proposals are in accordance with Policy SG4, 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.