DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1172-18**	**Applicant:**	**Mr Marius Puskovas**
Proposal:	Extension of existing garage to line with the existing property elevation and extension at first floor over garage.		
Location:	2 Chaucers Way Spalding		
Terminal Date:	23rd 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 extension of existing garage to line with the existing property elevation and extension at first floor over garage at 2 Chaucers Way, Spalding.

The area is purely residential. A wide range of housing types, design and appearance has been observed throughout the site visit. The application's property is one of the two bungalows facing the bend of Chaucers Way to Canterbury Close. The dwelling is fairly set back from the road. Each bungalow has a party wall garage on the front elevation.

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 be approximately 7 metres in depth. It would protrude from the

western elevation as much as the existing garage and would be as high as the bungalow roof ridgeline. The proposal would be therefore commensurate with the host property in terms of scale, massing and bulking.

The roof would be extended to west forming a new gable to the side elevation of the garage. The existing dormer window would be also accordingly prolonged which would provide a more balanced and coherent design with the property itself, especially at the front. External materials would match those existing in the bungalow. The resulting layout and appearance would be consequently sympathetic with the host property and the built environment.

The internal layout reveals that the aim of this proposal is to create two additional bedrooms on each floor levels and one store room at the back of the ground floor new bedroom. This is acceptable given the increasing living of the family living in the property.

The neighbouring property is slightly set back from the principal elevation of the bungalow where the extension would be carried out. The massing of the proposal would not create any overshadowing adverse to the amenity of the residents living in the adjoining dwelling. In addition to that, the opposing elevation at the dwelling No. 4 so that overlooking through fenestration is inexistent. Having regard to the separation distances and existing boundary treatment, it is anticipated that the intended extension would cause any unacceptable impact upon the amenity of neighbours.

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.