

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1199-18 **Applicant:** Mr Maindonald
Proposal: Proposed first floor extension
Location: 54 Park Avenue Spalding
Terminal Date: 25th 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 first floor extension at 54 Park Avenue, Spalding.

The area is purely residential. Bungalow is the only type of housing of the first part of Park Avenue coming from Park Close. After the bend, two-storey dwellings with in-built garage to side stand on the western side of the road. A certain variety of design and appearance has been observed through the use of different types of brickwork and roof tiles.

The property is one of the traditional two-storey hip-roofed dwellings. Instead of a side garage, the house has a single-storey side extension dipping into the rear garden which was granted under planning application ref. H16-0785-99. The proposed development would represent one additional floor over the existing extension.

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 aim of the proposal is to increase internal floorspace for additional en-suite bedroom which is acceptable given the increasing living needs of the occupiers.

The eaves of the proposed extension would be as high as those of the dwelling and the maximum height would be just under the apex height of the main house. The proposed extension would be aligned with the main rear wall which would make it fairly shorter in depth in comparison with existing ground floor extension. For these reasons, the development would be therefore subservient to the host property in terms of scale, massing and bulking.

The roof pitch would be hipped following the current roof style in the dwelling. The front elevation would be altered. One window would be opened on each floor resembling the size and style of the adjacent ones. LBC Heather Bricks, Marley Ludlow Granular Brown Tiles and white UPVC are the proposed external materials for the extension which would match those existing in the dwelling. The resulting design and appearance would not cause any potential adverse effect upon the visual amenity of the host property and built environment in the vicinity.

The separation distance is minimal with the well-maintained mature 2 metre high hedgerow on the northern boundary line and adjacent property No. 52. No windows though would be opened on the side elevation and the opposing elevation of the neighbouring house is blank. Any harm upon the residential amenity would be therefore inexistent.

No representation has been received.

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.