DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1233-18**	**Applicant:**	**Miss D Davies**
Proposal:	Proposed conservatory to rear of dwelling		
Location:	68 Little London Spalding		
Terminal Date:	24th January 2019		

Planning Policies

Local Plan July 2016:
National Guidance **National Planning Policy Framework 2018**

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This is a prior approval application for proposed conservatory to rear of dwelling at 68 Little London, Spalding.

The development consist of a lean-to pre-fab conservatory. A single panel door would be on the front elevation facing the garden.

Para G of Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015 (as amended) states that development would not be permitted "until 30th May 2019" if "the enlarged part of the dwellinghouse would have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height".

The dwelling is semi-detached. The proposed conservatory would protrude 3.5 metres outward. It would be 2 metres high and 2.4 metres wide.

No objections have been received.

In light of the above considerations, the proposal is considered to be in accordance with the General Permitted Development Order 2015 (as amended).