

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1273-18 **Applicant:** Mr & Mrs Griggs
Proposal: Extension to dwelling
Location: 10 Rutland Close Spalding Lincs
Terminal Date: 21st February 2019

Planning Policies

Local Plan July 2006:

2	Development Management
3	Design of New Development
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	1	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for extension to dwelling at 10 Rutland Close, Spalding.

The area is purely residential. Two-storey detached houses are in the vicinity. A certain variety in designs and appearances has been observed through the street scene. The application's property faces a cul-de-sac street end and the site has a quasi-triangular shape. The rear garden is sizeable and laid to lawn.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the

decision-making process.

The site location is within the settlement boundaries of Spalding as set out in both Local Plans, thus the principle of development is therefore acceptable unless material considerations indicate otherwise.

The proposed development consist of a single-storey extension between the northern side and rear elevations. It would protrude 3.30 metres from the side elevation and 4 metres from the main rear wall. In doing so, the full width would be almost 8 metres and the total depth 6.70 metres. The maximum apex height would be 4 metres and the eaves 2.40 metre high. Having regard to these dimensions with the scale of the dwelling, the intended extension would be therefore subservient to the host property in terms of scale, massing and bulking.

The proposal would protrude slightly less than the existing conservatory on the opposite corner of the rear elevation. Being both of single-storey nature, the proposed extension relates well with the existing house enlargement. A hip roof would be on top of the extension which would be perceived as lean-to roof from the front elevation. Facing brickwork is claimed to match the existing in the dwelling. Sandoft slate grey tiles are proposed for the rooftop. White UPVC would be used for fenestration, fascia and soffits matching the existing material in the property. For these reasons, the design and layout of the proposal is considered to be of good design and sympathetic with the host property.

The dwelling is set at angle from the eastern front boundary with the northern end approximately 1 metre from the side boundary. Nearly 2 metre high timber close board fencing is along both side and rear boundaries. Some Leylandii would cover the timber post towards the rear part of the northern fence. No upper windows are on the opposing elevation. Therefore, no undue harm upon the residential amenity would be caused to the occupiers of the property No. 8. The proposed extension cannot be perceived from residents living at No. 12 to south.

No representation has been made.

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application via delegated decision.