

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H17-0338-19 **Applicant:** Mr M Yould

Proposal: Erection of 4 bed detached house - approved under H17-0624-18.
Amendments to ground floor layout and addition of attic trusses to create 2 further bedrooms and a shower room

Location: Land Between 61-71 Seas End Road Surfleet Spalding

Terminal Date: 23rd April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This application seeks to amend the approved plans for the erection of a 4 bed detached house on land between 61-71 Seas End Road, Surfleet.

The proposal is for the roof of the south-western facing projection to be increased in height by 450mm to meet the ridge line of the main part of the dwelling in order to create 2 further bedrooms and a shower room. Minor amendments to the ground floor layout are also proposed.

Although the Council's Development Control Procedure Note for Non-Material Amendments to Planning Permissions states that the height of the building or extension should not be increased, the proposed amendment would not result in a ridge height higher than that proposed for the main part of the dwelling and 450mm would only be a relatively minor increase. Given this, the proposed amendments are considered acceptable as a Non-Material Amendment.