DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0972-18**	**Applicant:**	**Mr & Mrs A Bristow**
Proposal:	Extensions and alterations		
Location:	Morningside Stockhouse Lane Surfleet		
Terminal Date:	27th November 2018		

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
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for extensions and alterations at Morningside, Stockhouse Lane, Surfleet.

The area is predominantly residential with some agricultural use within broader countryside. A cluster of residential development is near the crossroads of Stockhouse Lane and Gubbole's Drove. The application property stands on its own in a spacious corner plot off this road junction and set at angle towards south-east. A 2 metre high conifer hedgerow is on all boundary lines and heavily conceals the entire site.

Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to the nature and use of the

proposal, the garage cannot be located elsewhere. Should the proposal caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". The principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate unacceptable impact.

The property is a large brick wall two-storey dwelling with a varied roof form. The original dwelling is the most southern part of the existing building. Planning permission was granted under planning application reference H17-1026-99 for two-storey side extension, single-storey rear extension to link with detached garage and additional storey above it. The rear extension that provides internal access between both parts of the dwelling is currently used as utility room. This extension was extended at a later stage towards front elevation to create one bathroom under permitted development rights.

The floor space layout shows the proposal is aimed to create a dressing room and convert one of the bedroom into ensuite on the first floor level. Internal alterations such as new openings, infill walls and new steel beam are accordingly proposed to ensure access between the rooms and safety for the building structure. The internal layout is considered to be acceptable for the living needs of the occupiers.

The proposed development is first floor extension above existing utility room and bathroom. It would not exceed the footprint of existing 'link' on ground floor level and would be as high as existing main roof pitches. The intended extension would be therefore subservient to the host property in terms of scale, massing and bulking.

Hip roof is on top of the eastern end of the property and gable roof is on the northern end. The ridge line of the proposed extension would be aligned with the gable roof although the roof style would be hip. One little sized gable roofed dormer window would be opened on the front elevation replicating the existing dormer windows in the property. The proposed roofing for the extension would fit the diversity of pitch roofs and styles in the dwelling such that it would not harm the character and appearance of the building. With regards to external materials, the appearance of the extension would match as close as possible to that existing of the dwelling.

The bulking of the proposal is sandwiched between both dwelling parts and it is in scale with them. Although it is located in a corner plot with direct views into it, the extension would not cause any overbearing effect thanks to its design standards. Overlooking through two new windows would be inexistent given the adjacent properties are located extremely further away. The residential amenity of neighbours would be accordingly preserved after carrying out the proposed development.

No representation has been made regarding the proposal.

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 therefore recommended to approve this planning application via delegated decision.