

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-1110-18 **Applicant:** Alex Tokaji
Proposal: Two-storey extension to rear of dwelling
Location: 290 Bridge Road Sutton Bridge Spalding
Terminal Date: 4th January 2019

Planning Policies

Local Plan July 2016:

SG1 General Sustainable 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 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for a two storey extension to the rear of 290 Bridge Road, Sutton Bridge. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The existing bathroom and kitchen at ground floor level will be replaced by a kitchen, with a bedroom above at first floor level. The smaller of the existing two bedrooms above will become a

bathroom. French doors are to be sited at the ground floor level of the extension with rear facing windows on the first floor elevation. There are no side elevation windows as part of this proposal. Fenestration orientation is considered to represent a standard frontage arrangement. Brick and tile is to match that of the existing rear elevation of the building and will be conditioned as such.

The Historic Environment Officer has raised no objections and Sutton Bridge Parish Council supports the proposal. No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.