

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-1119-18 **Applicant:** Mr & Mrs Dade

Proposal: Construction of sunroom to rear and loft conversion over garage with dormer windows

Location: Clear View King John Bank Walpole St Andrew

Terminal Date: 1st January 2019

Planning Policies

Local Plan July 2016:

SG1 General Sustainable Development
SG4 Development in the Countryside
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

CASE OFFICER ASSESSMENT

This is a householder application for the construction of a sunroom to the rear and a loft conversion over garage with dormer windows at Clear View, King John Bank, Walpole St Andrew. The proposal is outside of defined settlement limits in the open countryside. The surrounding area is predominately rural and is characterised by dwellings of varying ages and design.

The proposal seeks to provide a single storey rear elevation dining room extension that projects 7.08 metres from the original rear wall and is 4.83 metres in width. There are to be two dormer windows to the front of the first floor of the garage and one dormer window to the rear.

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. Brickwork and tiles of the extension are to match those of the existing dwelling and will be conditioned as such.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, 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.