DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-0111-19**	**Applicant:**	**Mrs Joan Barnard**
Proposal:	Conversion and extension to garage to form self contained unit - approved under H19-0707-07. Modification to allow alterations previously undertaken to the building, including the erection of a rear conservatory and installation of solar panels, plus the addition of outbuildings within standard permitted development rights.		
Location:	Charmwood Place 287 Broadgate Road Sutton St Edmund		
Terminal Date:	4th 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	
12	

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was granted to convert and extend an existing garage to form a self-contained unit at 287 Broadgate in August 2007 (ref. H19-0707-07). This application is to modify the permission to allow alterations previously undertaken to the building, including the erection of a rear conservatory and installation of solar panels, plus the addition of any freestanding curtilage buildings, structures, etc, providing they comply with standard permitted development rights (condition 4).

Material Considerations

No objections are raised to the alterations/extensions carried out to the annexe building on character grounds. The northern boundary is screened by 1.8 metre high close boarded fencing. It is considered that the amenity of nearby residents has not been materially harmed in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

It would appear that condition 4 was imposed to control any alterations or extensions to the annexe itself, presumably to ensure that it remained as an annexe subservient to the host dwelling and also in character with the locality. It is not considered to be necessary to insist that permitted development rights are withdrawn in relation to the whole of the property, including new freestanding curtilage buildings, structures, etc.

The property is a large house with a spacious garden and could accommodate additional development, including free standing buildings at the side/rear, under normal permitted development rights without materially harming the character or appearance of the rural locality, or amenity of neighbouring residents. It was noted that a log cabin has been constructed at the rear and that a large patio area, incorporating a pond, was under construction. However, this does not cause any overriding concerns. If any new or existing building/structure was to be used other than for a purpose incidental to the enjoyment of the dwelling it may still require planning permission.

No objections are raised on highway safety grounds.