

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H20-0875-18 **Applicant:** Mr James
Proposal: Two-storey side/rear extension
Location: Mission House Broadgate Sutton St James
Terminal Date: 6th 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	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for two-storey side/rear extension at Mission House, Broadgate, Sutton St James.

The residential property is in a corner plot off Six Roads Bridge which is the junction between Broadgate/Bad Gate and Old Fen Dike/Chapel Gate. Three further residential buildings are near the crossroad and there are scattered properties in the rural area. The site is immediately surrounded by open countryside. A long barn is on site adjacent to the property to north-west.

The site location is not within defined settlement limits as set out in South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The site is therefore part of open countryside.

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 extension, the proposed development 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 two-storey extension would measure approximately 3.45 metres in width and depth and 7.30 metres in maximum apex height with 5.50 metre high eaves. The proposal would be commensurate to the host property in terms of scale, massing and bulking.

The floor space plans show that the development is aimed to increase floor space for dining room downstairs and accommodate a forth bedroom and bathroom upstairs. Internal alterations would be carried out accordingly. The internal layout is considered to be acceptable for the living needs of the occupiers.

The proposal would replicate the existing two-storey element which is accompanied by a single-storey extension. It would protrude from the rear wall as much as the current extension. All extensions would have gable roof including the proposal. The ridge height of the intended development would be lower than that of the current rear extension and main dwelling which would remark its subservience to the remainder of the building. The proposed extension would be contiguous to the existing two-storey element and would fill the gap to the northern-west side elevation, providing a further integral form of development.

External materials in walls, roof and fenestration would match as close as possible those existing in the dwelling. This would contribute to preserve the visual amenity.

A nearly 2 metre high mature conifer hedgerow is on all boundary lines excepting the front one. Having regard to this and the location of the extension, the proposal would not cause any overbearing impact as it would not be readily visible from any direction.

The extension is reasonably separated from the site boundaries. The old barn would be really in close proximity to the rear of the development. After amending plans for decking removal, there would be sufficient separation between both structures and safe access from north-west side to rear garden and vice versa is ensured.

No objection has been received. Sutton St James Parish Council has expressed support for this development.

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 accordingly recommended to approve this planning application via delegated decision.