

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-1035-18 **Applicant:** Mrs C McGregor
Proposal: Side extension, first floor extension and alterations
Location: 371 Broadgate Weston Hills Spalding
Terminal Date: 11th December 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	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for side extension, first floor extension and alterations at 371 Broadgate, Weston Hills.

The site is L shaped within ribbon development. A residential frontage runs along each side of Broadgate and the area is in the wider open countryside. The property is a high pitched roof bungalow located at the rear. A long wide access serves the site. From the road, the first part of the drive has partially hardstanding, then a detached garage and sheds are close to the southern boundary at the midpoint and the front property is in gravel with concrete paths. The domestic garden is on southern side and rear. A hot tub with decking is at the rear.

The site location is out of defined settlement limits as set out in South Holland Local Plan (2006) thus it is considered to be open countryside. It is though within the settlement boundaries of Westin

Hills under the emerging South East Lincolnshire Local Plan (Publication Version, March 2017). Although the Local Plan 2006 is still in force, greater weight will be given to the emerging plan as it is ahead of its adoption. The principle of development is therefore acceptable unless material considerations dictate otherwise.

The proposal comprises two-storey side extension and first floor extension above existing single-storey rear extension. The property is two-storey high pitched roof bungalow. The first floor consists of dormer with window protruding on the front roof slope. Two porches in discreet size are currently on the side elevations.

The side extension would be set back roughly 3.80 metres from the principal elevation and would protrude approximately 3.60 metres from southern side elevation. Its depth would be around 6.58 metres and its maximum apex height 6.35 metres. The proposed first floor extension would represent an increase of 1.10 metres in width to south and would be as high as the building. Given these dimensions and those of the bungalow, the proposal would be subservient to the host property in terms of scale, massing and bulking.

Internally the kitchen and dining room would merge creating a large combined space. The living room would be slightly enlarged. Three ensuite bedrooms would be created with a total net gain of 2 bedrooms. A study would be also created. Alterations comprising wall demolition, wall erection and new door openings would be accordingly carried out to integrate new rooms with existing spaces.

With regards to external layout and design, a gable roof on top of first-floor rear extension is tantamount to that of existing rear extension. Its pitch would be as high as the main roof ridgeline. The side extension would have a cat slide roof with roof slope leaned backwards to meet the edge of the main rear roof slope. The roof edges of the rear extension would be set at identical height.

Whilst the external walls on the first-floor level would be coated by fake dark timber boarding. The ground floor walls would be rendered in white to match existing render in the house. Windows would be made of brown UPVC in keeping with material and appearance of current windows.

The layout delivers a coherent form of the development with the bungalow as it currently stands. The catslide roof is a well-regarded architectural feature that integrates the side extension to the dwelling providing a design in keeping with the countryside character of the area.

The proposed roofing and external materials would upgrade the aesthetics of the bungalow being sympathetic with the visual amenity of the bungalow as well as the built environment in the vicinity mindful of a certain variety of housing types, designs and appearances.

A nearly 2 metre high timber closeboard fencing is on the boundary lines. The garden is spacious which the extensions could be accommodated providing reasonable distances with boundary lines. No residential building is located close to the site boundaries and positioned so that any upper windows are facing to the application's property. Having regard to the boundary treatment and separation distances, no overlooking is anticipated and the residential amenity would be therefore preserved.

Weston Parish Council has no comments about the proposal. No other representation has been received.

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.

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