

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0195-19 **Applicant:** Mr J Baker
Proposal: Side extension and alterations to existing dwelling
Location: Terri Ravens Bank Whaplode St Catherine
Terminal Date: 19th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	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 side extension and alterations to the existing dwelling at Terri, Ravens Bank, Whaplode St Catherine. The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide a combined kitchen / diner area as well as a shower room, utility and boot room. The proposal is single-storey in nature and will be sited to the west elevation of the existing dwelling, measuring 7.65 metres in additional width and 6.618 metres in depth.

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 and does not materially impact the character of the dwelling or the surrounding area. Brick and tile is to match that 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 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.