DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0956-18**	**Applicant:**	**Mr S Gilbert**
Proposal:	Rear kitchen extension and alterations		
Location:	176 High Road Whaplode Spalding		
Terminal Date:	26th November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
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	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is an application for a rear kitchen and alterations at 176 High Road, Whaplode. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a bathroom, hall and kitchen in the extended building to the rear of the dwelling. The proposal will have a flat roof to match the existing and be constructed from brick to match the existing dwelling.

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.

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