DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1161-18**	**Applicant:**	**Mr Ingle**
Proposal:	Proposed first floor extension		
Location:	Summerlea Drove Road Shepeau Stow		
Terminal Date:	16th January 2019		

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	1	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	2

CASE OFFICER ASSESSMENT

This is an application for a proposed first floor extension at Summerlea, Drove Road, Shepeau Stow. The proposal is within the defined settlement limits of Shepeau Stow under the Draft South East Lincolnshire Local Plan. The surrounding area is predominately rural and characterised by dwellings of varying ages and design.

The proposal seeks to provide two bedrooms and a bathroom above an office, water closet and utility room. The furthest extent of the extension will be support by pillars that will provide a

passageway between the extended dwelling and an existing curtilage garage / shed to the side of the property.

A member of the public has commented "For the garage that is to be moved, can a planning condition be included to state that it should be rebuilt as a proper building in line with current building regulations and not to remain as a wooden shack with temporary tarpaulins for a roof, as it makes the locality look shabby, it is not in keeping with the surroundings and is a detriment to the street scene." The applicant has confirmed by email that the footprint of the garage will not be moved but part of the garage will be removed to necessitate the imposition of the pillars. The same member of the public has queried the location of red line at the rear boundary of the site. As the proposal is not situated close to the rear boundary this is not considered to be a material planning consideration in this instance. Whaplode Parish Council supports the proposed works.

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. 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 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.