

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1171-18 **Applicant:** Mr Lee Ward
Proposal: Conversion of garage into self-contained annexe
Location: 12 Stockwell Gate Whaplode Spalding
Terminal Date: 12th February 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

Sections 5, 12 and 14 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

CASE OFFICER ASSESSMENT

This is an application for conversion of a garage into a self-contained annexe at 12 Stockwell Gate, Whaplode. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and design.

The proposal seeks to remove the existing garage door and replace with a window. Internally a lounge / kitchen, en-suite and bedroom are to be provided. There are no alterations to the existing external materials of construction. The proposal site is not within an increased flood hazard or flood depth area on the 2115 South Holland Strategic Flood Risk Mapping.

Whaplode Parish Council supports the proposal provided a condition restricting occupancy to family

members only is imposed. 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 proposed annexe provides an acceptable level of amenity for the family member who is in need of it. 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.