DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1277-18**	**Applicant:**	**Mr & Mrs S Stanger**
Proposal:	Proposed loft conversion, extension and alterations		
Location:	The Bungalow Pipwell Gate Saracens Head		
Terminal Date:	25th February 2019		

Planning Policies

Local Plan July 2006:

1	Spatial Strategy
2	Development Management
3	Design of New 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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a householder planning application for proposed loft conversion, extension and alterations at The Bungalow, Pipwell Gate, Saracens Head, Spalding.

The site context is predominantly countryside with ribbon development along Pipwell Gate and Roman Bank. Two other dwellings are adjacent to west and east. Other residential properties are down the road. A17 runs further to east and the built-up area is opposite this highway further to south-east. The application's property and Cornerways which is adjacent to east lie on slightly

higher site levels in relation to the ground level of Pipwell Gate and A17.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site location is out of defined settlement limits in both Local Plans, thus the site is considered to be countryside. Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to its nature and purpose, the proposal cannot be located elsewhere. Should the proposal caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". Likewise, Policy 1 of South East Lincolnshire Local Plan states that "in the countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". For these reasons, the principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate otherwise.

The property is a bungalow built circa 1970s-1980s. The proposed development has been extended comprising rear/side extension, loft conversion and significant internal alterations. The existing rear conservatory would be removed to accommodate the domestic extension. The extension would protrude 3.84 metres from the main rear wall and nearly 2.80 to west exceeding the existing side elevation. The development would not full the total width of the main rear wall. There would be a 2.40 metre wide gap. As a result, the proposed rear extension would be 8.98 metres in width. The maximum apex height of the extension would be as much as the existing house ridgeline and the eaves nearly 1.70 metre high. Roofing would not entail any increase of the ridgeline height to host the loft. Having regard these dimensions, the proposed development would be therefore subservient with the host property in terms of scale, massing and bulking.

The internal layout of the proposal shows on the ground floor a garage, bedroom, combined kitchen/dining, bathroom and living room. A staircase leads to the first floor which would be a loft space with two bedrooms to the front and one bathroom to the rear.

Two dormer gabled roofed windows would be created at the front roof slope to make liveable the internal space for additional two bedrooms. Likewise, a gable roof would be on top of most of the rear extension to accommodate the additional bathroom in the loft. The western part of the extension roof would have a hipped pitch in a lower height than the gable roof.

The schedule of proposed materials would be matching those existing in the property or at least would not be visually disruptive with the existing.

The existing design and layout of the dwelling is quite simple and the variety of roof styles and form of development of the proposal would accommodates well. In addition to that, the vicinity is widely diverse in appearances. The adjacent property to east Cornerways is a modern brick and tile hip roofed dwelling whereas Rushwind to east has several roof styles including a catslide roof which enhances the rural character of the building. Therefore, the layout and design of the proposal integrate well with the style of the host structure and support the character of the street. The proposed.

The separation distances of the proposal with the site boundaries are fairly long with the exception of 1.63 metre with the closest point of the rear boundary. Adjacent properties also stand in sizeable fenced plots. No impact upon the residential amenity is anticipated.

Whaplode Parish Council has no comment with regards to the proposal. No other representation has been made.

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 1, 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application via delegated decision.