

DELEGATED ASSESSMENT

Application no: PA/2018/1964

Proposal: Planning permission to erect a single-storey rear extension (including demolition of existing conservatory)

Location Kirklands, West End Road, ULCEBY

Applicant Dr & Mrs Barr

Officer: Leanne Pogson-Wray

POLICY DS1, DS5, SPG1, CS2, CS3, CS5

CONSULTATIONS

Highways: no objections or comments

PARISH COUNCIL:

PUBLICITY: a site notice was posted close to the site

LETTERS OF COMMENT no letters of representation have been received

MATERIAL CONSIDERATIONS

The application property is a large red brick detached bungalow set in extensive grounds. The existing bungalow is large and has various off-shoots to the side and rear. There is an existing conservatory to the rear which is an infill extension. It is proposed to remove this conservatory and replace with an extension. The extension is of modern design with a roof which slopes upwards away from the main dwelling. The extension will be timber clad with a single membrane roof with glazing to the southern and western elevations. The eastern elevation will adjoin the existing dwelling. The modern design and finish of the extension is considered to complement the host dwelling and would not have any adverse impact on the character and appearance of the dwelling. There is an access track to the west and south of the site. The dwelling is well separated from neighbouring properties and the site is well screened. The proposed extension would not be visible from outside of the site and there will be no impact on the amenity of neighbouring properties. The proposal is considered to comply with the policies outlined above and is therefore considered acceptable.

RECOMMENDATION: grant permission subject to conditions