

DELEGATED ASSESSMENT

Application no: PA/2018/2014

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

Location White House, 10 Lowcroft Avenue, Haxey

Applicant Mr M Mills

Officer: Leanne Pogson-Wray

POLICY DS1, DS5, SPG1, CS5

CONSULTATIONS

Highways: no comments or objections

PARISH COUNCIL: no objections or comment

PUBLICITY: a site notice was posted close to the site

LETTERS OF COMMENT none received

MATERIAL CONSIDERATIONS

The application property is a buff brick and render detached bungalow on a corner plot. There is a hedge along the boundary. There is an existing conservatory on the side elevation facing Lowcroft Close. It is proposed to remove this structure and erect an extension/orangery. The new extension will be a similar size to the existing conservatory although the roof height will be slightly lower. It is not considered that the proposal would have any adverse impact on any neighbouring properties or on the character and appearance of the area. The proposal is therefore considered acceptable.

RECOMMENDATION: grant permission subject to conditions