

DELEGATED ASSESSMENT

Application no: PA/2018/2082

Proposal: Planning permission to erect a single storey rear extension

Location 4 Dunstan Hill, Kirton in Lindsey

Applicant D Aitken

Officer: Emma Carrington

POLICY DS1, DS5 of the adopted local plan.

POLICY CS1, CS5 of the adopted Core Strategy

CONSULTATIONS

HIGHWAYS No objections

TOWN COUNCIL No objections but comment that the works appear to have started on site.

PUBLICITY Site notice posted

LETTERS OF COMMENT No letters received

MATERIAL CONSIDERATIONS Planning permission is sought to erect a single storey rear extension on a detached property in the settlement boundary for Kirton Lindsey. The property is detached and set in a relatively large garden. The extension is well set in from the boundaries with neighbouring properties, therefore, there is no adverse impact on the amenities of surrounding properties. Due to the fall of the garden, the land to the rear of the applicant's property has been raised to form a patio area, however, despite the extension being built on a 'raised platform', there will still be no impact on neighbours, due to similar land levels in the area.

The scale and design of the extension is acceptable, being smaller and subordinate to the main dwelling, and built in brick and tile to match the main property.

No objections have been received as a result of consultations or local publicity, and the proposal is considered to comply with the requirements of the policies in the adopted local plan and core strategy. The application is recommended for approval.

RECOMMENDATION: Grant permission subject to conditions