

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-0633-20 **Applicant:** Executors of Mrs Pearson

Proposal: Proposed extension and alterations

Location: 52 Stone Gate Cowbit Spalding

Terminal Date: 29th September 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12- Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a proposed extension and alterations to the property at 52 Stone Gate, Cowbit.

Site Description

The property is a detached bungalow situated at the north of Cowbit, along Stone Gate. The

dwelling is situated on a very spacious plot. Most of the dwellings along Stone Gate are detached properties, all of a variety of ages and design.

The property has mature trees as the boundary treatment to the south. The dwelling has a large driveway along the eastern side of the dwelling. There is also a large grassed front garden.

There is an area of field between no.52 and no. 46 to the west and a large paddock situated to the north of the property. Past the paddocks are open fields.

History

No relevant planning history.

Consultation Responses

LCC Historic Environment Officer- No archaeological impact.

Planning Considerations

Layout and Design

The proposal is for a large rear extension with alterations to the internal layout. The existing layout includes a large lounge and two small bedrooms to the southern section of the bungalow. This will be replaced instead with two large bedrooms. One of these will be the master bedroom which is proposed to have a ensuite bathroom and a dressing area.

A new large family bathroom is proposed, along with a bedroom/study room (which could act as a fourth bedroom although is small). The lounge area will be moved to the northern section of the bungalow, with a window facing out to the large garden at the rear. The extension to the rear of the bungalow will accommodate the proposed new kitchen and dining area, as well as a utility area and W/C.

The proposed design includes bi fold doors along the western and northern elevations of the proposed extension. This will open up the kitchen and dining space onto the proposed patio, create a fluid space with the outdoors. There are four roof lights proposed to the hip roof, to be situated above the dining area, allowing natural light in.

There are dilapidated storage buildings to the north of the property which will be demolished to accommodate the proposed extension. Overall this will be an improvement to the current state of the rear garden.

The proposed materials will be applied to the entire property. This includes the external windows to be a UPVC coloured cream, bi-folds are grey aluminium and skylights are black externally. The roof tiles are proposed to be a black/slate colour. As well, the gutters and downpipes are to be black. The proposed bricks are Farmhouse Antique. The proposed materials will give the existing bungalow a more contemporary and modern aesthetic to the property.

The roof of the proposed extension will be of a hip roof design, which will compliment the existing roof design.

Taking into account the above, the proposal is considered to comply with Policies 2 and 3 in the SELLP, 2019 in terms of quality of design and layout and is deemed as acceptable.

Size and Scale

The proposed rear single storey extension will project approx. 12m from the northern elevation with a maximum width of approx. 9m.

Although the extension would be very large, the bungalow sits within a spacious plot and a reasonable level of external amenity space to the rear would still be retained.

It is considered that the plot has a sufficient amount of space to accommodate the proposed extension and is considered to be acceptable. The proposed extension therefore, complies with policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019.

Impact upon Residential Amenity

The proposed extension is of a single storey nature. The property to the east is a bungalow and the property to the west is separated by part of a field. It is therefore not considered that there would be any issues in terms of overlooking, loss of light or overbearingness.

The proposed extension is large in the context of the scale of the existing bungalow, however it is considered that there is still sufficient amenity space for the residents. There are similar sized plots in the area, which have the same sized garden space as what is proposed in this application.

Taking the above into account, the proposal is considered to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Parking Provision

The existing large driveway will still be maintained as well as the front garden. This will provide sufficient parking for at least 3 cars, in accordance with Appendix 6 in the SELLP, 2019 (car parking standards).

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to

respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.