

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0062-22 **Applicant:** Mr R Dowers

Proposal: Two storey rear extension, single storey kitchen extension and loft conversion

Location: 3 Sandpiper Close Crowland Peterborough

Terminal Date: 21st April 2022

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance**National Planning Policy Framework 2021**

Section 12- Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed two storey rear extension, single storey kitchen extension and loft conversion to the property at 3 Sandpiper Close, Crowland.

Site Description

The detached dwelling is situated within the settlement of Crowland, in a residential area. The dwelling is located within the cul-de-sac of Sandpiper Close. The surrounding dwellings are of a similar age and design, in a relatively recently built estate.

History

No relevant planning history.

Consultation Responses

North Level IDB - No comments.

Resident Comments (1 no. objection received) -

- Privacy - Already overlooked by the property and neighbouring properties. The additional windows/dormer from both the second storey extension and loft conversion within even closer proximity of our border will considerably compromise the privacy.
- Overshadowing - Residing properties will be overshadowed by the second storey extension and whilst this may not directly affect us, it will impact neighbouring properties.
- Appearance of area - As a relatively new development, there are not many if any properties with second storey extensions or loft conversions. Not in keeping with the properties on this development.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed single storey kitchen extension will protrude from the rear elevation by approx. 1.9m and 5.4m in width, to enlarge the existing kitchen and dining area. The two storey rear extension will project by approx. 3m with a width of 3.8m and overall height of approx. 7.9m (to match the existing overall height). The two storey extension will enlarge the existing second bedroom, create integrated storage for bedroom one and an enlarged ground floor living room. To the loft conversion, two dormer windows will be added to the rear elevation pitched roof, with a width of approx. 5.3m across. The loft conversion is proposed to add additional internal space to the property, to accommodate an office for the residents, to enable them use of the existing bedrooms.

Overall, having regard to the existing dimensions of the house, the proposed extensions are acceptable in terms of scale, mass and bulk.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. The single storey extension will include dark coloured roof lights and dark grey aluminium bi-fold doors. The dormer window surround, will be formed out of burnt oak cladding. As much as this is a contrast to the existing materials, it is considered to be acceptable, due to it being situated to the rear of the property and thus not materially impacting the street scene. Comments have been raised as to the visual appearance of the rear extension and second storey element of the proposal. Whilst it is accepted that this type of development is not present elsewhere on the estate, this is only by virtue of the fact that the properties are relatively new and the incremental extension of properties has not yet occurred. The proposed two storey extension and dormer windows are not such that they would have a material adverse impact on the street scene as there are a variety of dwelling types already in this area.

Taking the above into account, the proposed development is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Residential Amenity

Paragraph 130 of the National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

Comments have been raised in regard to the overlooking aspect of the proposed extensions and loft conversion to the north. It would appear that the new extension would measure approx. 21m from the rear elevation of the neighbouring property to the north. The proposed second floor dormer windows and the dwelling to the rear would have a separation distance of approx. 25m. A 3 storey and a 2 storey dwelling of this distance would be acceptable in planning terms.

Concerns regarding overshadowing have also been raised. Due to the positioning of the surrounding dwellings, it is not considered that the two storey extension would overshadow or be overbearing upon any nearby neighbouring properties, with the closest neighbouring elevation to the extension being situated to the east approx. 15m away.

In light of the above, the proposal is considered to satisfactorily accord with the aforementioned policy provisions on residential amenity.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed development will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Conclusion

The recommendation is 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.