DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0213-21**	**Applicant:**	**Mr B Harrison**
Proposal:	Proposed single storey extension to rear of dwelling		
Location:	52 Postland Road Crowland Spalding		
Terminal Date:	28th April 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

12 - Achieving well-designed places.

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application for a a proposed single storey extension to rear of a dwelling at 52 Postland Road, Crowland. The proposal seeks to provide an extension that projects from the existing kitchen, which becomes a utility room and wc. The extension will contain a kitchen / diner

and a living room. The proposal will project 4.3 metres from the kitchen and will measure 12.93 metres in width. The eaves height will be approx. 2.3 metres with a ridge height of 4.15 metres. There will be no side elevation windows in this single storey extension. The east facing elevation of the extension is to be grey rendered.

SITE DESCRIPTION

The proposal site is within the defined settlement limits of Crowland with dwellings of varying ages and design to the north, south, east and west of the site. The site is in Environment Agency Flood Zone 3, and has a "Danger for Most" hazard risk, with a maximum predicted flood depth of 1 metre on the 0.1% 2115 South Holland Strategic Flood Risk Mapping. As the extension connects to the main dwelling then raised finished floor levels are not required.

RELEVANT HISTORY

None.

CONSULTATION RESPONSES

North Level Internal Drainage Board

No comments.

Crowland Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

This application site is within defined settlement limits, and for residential development on residential land. The principle of development in this instance is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. Whilst the layout is slightly unusual, it allows the applicant to retain existing windows on the rear elevation of the dwelling. As the proposal is to the rear of the site and would be set back some distance from the road, there is not considered to be a material impact on the character and appearance of the surrounding area.

2. The design is of a good standard to meet the needs of the applicant without adversely impacting the character of the surrounding area.

3. The extension will be constructed from matching materials to that of the existing dwelling and will be conditioned as such.

4. The vehicular access will remain unaltered, as will off road parking provision.

5. The proposal will not impact existing community services and infrastructure.

6. There is not considered to be a material impact on neighbouring land uses from noise, odour, disturbance or visual intrusion. The extension is 5.7 metres from the nearest point of the extension to 54 Postland Road to the east, which is bordered by a 1.8 metre high timber fence that prevents any overlooking. The property to the west is separated by a private drive for dwellings to the rear.

7. There is considered to be an acceptable level of curtilage land to allow surface water drain. The site is in Environment Agency Flood Zone 3, and has a "Danger for Most" hazard risk, with a maximum predicted flood depth of 1 metre on the 0.1% 2115 South Holland Strategic Flood Risk Mapping. As the extension connects to the main dwelling then raised finished floor levels are not required.

The proposal accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. A sense of place is not considered to be impacted by this proposal. The size, scale and layout is considered to be appropriate for the site. Whilst the layout is slightly unusual, it allows the applicant to retain existing windows on the rear elevation of the dwelling. As the proposal is to the rear of the site and set back some distance from the road, there is not considered to be a material impact on the character and appearance of the surrounding area.

11. There is not considered to be a material impact on the amenity of neighbouring dwellings. The

extension is single storey and there would be 5.7 metres from the nearest point of the extension to 54 Postland Road to the east, which is bordered by a 1.8 metre high timber fence that prevents any overlooking. The property to the west is separated by a private drive for dwellings to the rear. It would be approx. 28m from the closest property to the rear (no. 3 The Gardens), which is a more than adequate separation distance.

12. There is considered to be an acceptable level of curtilage land to allow surface water drain. The site is in Environment Agency Flood Zone 3, and has a "Danger for Most" hazard risk, with a maximum predicted flood depth of 1 metre on the 0.1% 2115 South Holland Strategic Flood Risk Mapping. As the extension connects to the main dwelling then raised finished floor levels are not required.

This proposal accords with SELLP Policy 3.

PLANNING BALANCE

It is not considered that the proposal would have a material impact on the character and amenity of the surrounding area, and is therefore in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), as well as Section 12 of the National Planning Policy Framework (2019).

CONCLUSION

The recommendation is 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.