DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0272-21**	**Applicant:**	**Mr G Robson**
Proposal:	Proposed extension & alterations and new garage		
Location:	63 Jubilee Way Crowland Peterborough		
Terminal Date:	11th May 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)

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 proposed extension, alterations and new garage at 63 Jubilee Way, Crowland. The proposal seeks to provide a single storey lean to extension that projects approx. 4.5 metres from the original rear wall and is 10.3 metres in width (the same width as the existing dwelling). The eaves height will be approx. 2.6 metres and the maximum lean to height of 3.5 metres. The detached garage is 1.2 metres to the east of the extension and is approx.

9 metres in width and 7 metres in depth. The eaves height will be approx. 2.6 metres and the ridge height 4.1 metres. The proposed bricks and tiles for both the extension and detached garage are to match those of the existing dwelling.

SITE DESCRIPTION

The dwelling is located within defined settlement limits on the edge of an a modern estate, with dwellings to the north, west and south, and open fields to the east. The site is within Environment Agency Flood Zone 3, and is in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre. As the garage is not a habitable room, and the extension is connected to and accessed from the existing dwelling, there is not a requirement to raise finished floor levels.

HISTORY

H02-0204-18

Full - Removal of hedge and location of boundary fence - Refused - 05 April 2018.

H02-0950-19

Full - Proposed boundary fence - Approved - 07 November 2019.

CONSULTATION RESPONSES

North Level Internal Drainage Board

No comments.

Crowland Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land within defined settlement limits. The principle of development in this location 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 of the proposal is considered to be appropriate for the site. Although the new garage would be larger than the current one, it is in a similar position to the existing. There is not considered to be a material impact on the character and appearance of the surrounding area by virtue of the proposal given its single storey design and would be constructed from matching materials.

2. The design is in keeping with the character of the existing dwelling and the surrounding area.

3. The materials of construction are to match that of the existing dwelling and considered to benefit the proposal.

4. The access and vehicle generation levels are unaffected by the proposal and the site can accommodate at least four off road parking spaces.

5. The capacity of existing community services and infrastructure will not be materially impacted by this proposal.

6. There is not considered to be a material noise, odour, disturbance or visual intrusion impact from the proposal. The rear extension is single storey in design and does not create an overlooking or overshadowing aspect. The proposed garage is located in a similar position to the existing and does not create an overlooking or overshadowing aspect.

7. The site is within Environment Agency Flood Zone 3, and is in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre. As the garage is not a habitable room, and the extension is connected to and accessed from the existing dwelling, there is not a need to raise finished floor levels. There is a large amount of curtilage land retained and there is not considered to be a material surface water drainage impact.

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. There is not considered to be a material impact on a sense of place. The size, scale and layout of the proposal is considered to be appropriate for the site. The garage is of a similar scale and footprint to the existing, and there is not considered to be a material impact on the character and appearance of the surrounding area by virtue of the proposal given its single storey design and would be constructed from matching materials.

5. The provision for the storage of cycles and bins is not impacted by this proposal. The access and vehicle generation levels are unaffected by the proposal and the site can accommodate at least four off road parking spaces.

11. There is not considered to be a material noise, odour, disturbance or visual intrusion impact from the proposal. The rear extension is single storey in design and does not create an overlooking or overshadowing aspect given the separation distance to other dwellings. There are no side facing windows on the property to the rear and the side facing windows to the proposed extension would be at an angle not facing other properties in the vicinity. The proposed garage is located in a similar position to the existing and does not create an overlooking or overshadowing aspect.

12. The site is within Environment Agency Flood Zone 3, and is in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre. As the garage is not a habitable room, and the extension is connected to and accessed from the existing dwelling, there is not a need to raise finished floor levels. There is a large amount of curtilage land retained and there is not considered to be a material surface water drainage impact.

The proposal accords with SELLP Policy 3.

PLANNING BALANCE

The proposal would not materially impact the character and amenity of the surrounding area. The proposal therefore accords 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 proposal is recommended for 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.