DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0281-22**	**Applicant:**	**Mr C Warner**
Proposal:	Ground floor extension to rear of bungalow		
Location:	31 Crease Drove Crowland Peterborough		
Terminal Date:	8th June 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12- Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application, seeking permission for a proposed single storey rear extension to the property at 31 Crease Drove, Crowland.

Site Description

The property is a detached bungalow and is situated within the defined settlement of Crowland, according to the South East Lincolnshire Local Plan, 2019. Crease Drove is characterised mostly by frontage development of a variety of ages and designs. The bungalow is set back from the road and situated between two similarly designed bungalows on a similar footprint, with spacious gardens to the rear.

History

29 Crease Drove, Crowland- H02-0217-22- Approved on 12-05-22- Flat roofed rear extension with roof lantern to form dining room - retrospective.

Consultation Responses

Crowland Parish Council

No objections.

North Level IDB

No comments.

Ian Marshman, Historic Environment Officer

No archaeological impact.

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 rear extension will protrude from the rear elevation by approx. 5m with a width of approx. 12.6m (the same width as the existing bungalow). Having regard to the existing dimensions of the house and plot it sits within, the proposed single storey rear extension is acceptable in terms of scale, mass and bulk.

Facing brickwork on walls will match those existing in the property. The flat roof will be a Grey GRP Finish, with white PVC windows to match existing. Bi-fold doors will be a powder coated aluminium door. As much as flat roof extensions are not considered favourable, due to it being to the rear of the dwelling it will not impact on the overall character of the surrounding area and is considered acceptable.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes internal alterations to replace the existing kitchen and living room with a new bedroom, with ensuite and a walk in wardrobe. A new family bathroom will be created, as well as a new hallway and utility room. The extension will provide a new open plan kitchen, dining and living space to the rear of the property.
Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed single storey rear extension 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 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 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.

It is not considered that there would be an overbearing or overshadowing impact upon the neighbouring properties given the overall proposed height. There are no side elevation windows to the extension.

The separation distance from the dwellings to the rear is approx. 28m from the rear elevation. This is a a sufficient distance to the property to the rear in amenity terms.

No.29 Crease Drove is currently having an extension of a similar depth constructed, but that would not be adversely impacted given the height of the proposed extension and there is no window constructed to the south side facing elevation.

Taking the above into account, the rear single storey extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of 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 single storey rear extension 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 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.