DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0466-22**	**Applicant:**	**Mr M Goldspink**
Proposal:	Two storey rear extension, demolition of existing garage & erection of new double garage		
Location:	47a Postland Road Crowland Peterborough		
Terminal Date:	8th July 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
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	1	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application, seeking permission for a two storey extension, demolition of

existing garage and an extension of a double garage at the property at 47A Postland Road, Crowland.

Site Description

The detached chalet bungalow is set within the defined settlement limits of Crowland. The dwelling is well set back from the main road of Postland Road and has a spacious rear garden with no overlooking properties to the rear. The property has a spacious gravelled driveway. The surrounding dwellings are of a variety of ages, sizes and design and sit on similar sized plots.

History

H02-0612-00- Appeal allowing on 02-05-01- Concrete base & erection of single concrete sectional garage. Front garden area - retrospective.

Consultation Responses

Crowland Parish Council

No objections.

North Level District IDB

No comments.

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 two storey rear extension will protrude from the first floor rear extension by approx. 6m from the rear elevation and have the overall width of approx. 6m. The protrusion of the ground floor will also be approx. 6m from the rear elevation and measure approx. 12m, approx. 1.2m wider than the width of the original dwelling.

A new front porch will be formed, including a new front entrance to the front elevation. This will measure approx. 2.3m by 1.4m. The proposed garage is measure to be approx. 6.7m by 6.2m and be situated approx. 900mm from the east boundary line. The replacement garage would sit around the same area as the existing, and would be approx. 8m away from the western boundary, which should be sufficient for reasonable manoeuvrability. The double garage will have a gable end roof with a large garage door to the western side elevation of the proposed garage.

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

To the front dormer window, the window will have a new gable roof structure to add a positive feature to the front elevation of the property. To the rear extension, the two storey extension will have a gable end roof structure and follow the same roof height as the original roof line.

The single storey rear extension will consist of a flat roof, with a large roof lantern. As much as flat roof extensions are not considered favourable, due to it being to the rear of the dwelling and only a slight portion of the dwelling protrudes further than the existing side elevation, 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 rearranging the layout of the ground floor, with a

bedroom and study situated to the front of the dwelling. A new hallway will be made, leading to the new kitchen and living room at the rear of the property, a utility room will come off of the proposed kitchen, with a back door on the side elevation of the property. The first floor layout, will mainly remain the same, with the addition of a new bedroom and en suite.

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 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.

There have been no neighbour objections and it is not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss or light or an overbearing effect.

It is not considered that there would be an overlooking impact upon the neighbouring property to the south, with a separation distance of approx. 60m which is a sufficient distance away to not be affected by the proposed rear elevation bedroom window in terms of overlooking. There are also no new side elevation windows proposed to the two storey and single storey rear extension.

The proposed two storey extension is not considered to be overbearing or overshadowing upon the neighbouring amenity to the east, due to it being approx. 4.5m away from the neighbouring side elevation and would not detrimentally impact upon any neighbouring side elevation windows. The proposed garage to the front of the property will measure approx. 5m high, which is higher than the existing flat roof. However, it is not considered to overshadowing or be overbearing upon any neighbouring primary habitable space and is situated approx.13m away from the neighbouring front elevation.

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 residential amenity.

Parking Provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 2 no. car spaces must be provided within the curtilage for dwellings up to 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner, as well as the double garage which has the provision to accommodate 2 car spaces.

Therefore, the proposals will ensure appropriate car parking provision and comply with Appendix 6 of SELLP 2019.

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 does 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.