

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0468-23 **Applicant:** Mrs T Croxford

Proposal: Demolition of existing garage, conservatory and canopy and erect front, side and rear single storey extensions including alterations

Location: Ranbys Corner 26 Chapel Street Crowland

Terminal Date: 31st July 2023

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	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for the demolition of existing garage, conservatory and canopy and erection of front, side and rear single storey extensions including alterations both internally and externally.

Site Description

The site is within the centre of the settlement boundary of Crowland as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). The bungalow is made out of red brick with a tiled roof and white uPVC windows and doors. Adjacent to the house there is a garage which is slightly set back from the front of the property and runs the whole length into the rear garden. At the front of the property is a conservatory with a canopy attached to this. These will both be removed as part of the proposal to make way for the front section of the extension.

History

H02-0312-88 - Erection of a dwelling - Approved

H02-0686-03 - Ground floor extension - Approved

Consultation Responses

Sport England

No comments.

Crowland Parish Council

No objections.

Environmental Protection

No comment.

Lincolnshire County Council Highways

No objection.

North Level Internal Drainage Board

No observations.

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, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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 proposal will be of a similar height to the existing dwelling on all sections including front, rear and side. The front extension will measure at 16762mm (length), 6290mm (width), 12150mm (length), 4275mm (width) and 4612mm (length). The rear extension will be approximately 4388mm (width), 10790mm (length), 9778mm (length) and a front width of 2025mm. When compared to the existing dwelling it can be considered that these measurements are proportionate and are therefore

acceptable.

The materials being used match the existing dwelling for the most part and as closely as they can. The roof top tiles will be made of concrete interlocking roof tiles made of Sandtoft or similar approved 'Double Roman' to match the existing dwellings type and colour. The flat roof, as part of the side extension, will be made of GRP or a similar approved roofing membrane in the colour grey. An external render will take place on all elevations, this will be a K Rend silicone coloured render in a light grey. The fascia's, soffits, RWP's and gutters will be made out of white uPVC. The windows, bi-fold doors and French doors will be uPVC in the colour anthracite grey with double glazed K Glass. There will be a total of three skylights going in the roof, these will be 2000mm in length and 1000mm wide to provide natural light into parts of the extension. As mentioned, these materials will try and match the existing as close as possible throughout and therefore can be considered to be in keeping and not create any visual discrepancies. The wall render could be considered that it is not in keeping with dwellings in this area and that it could therefore stand out, however there are other houses in this area that are made of a variety of different materials and colours so it will not be a complete outlier in this area either.

As part of the proposal some internal alterations will be taking place, this includes rearranging areas, demolishing walls and relocating certain rooms, this is aimed to create larger open space for the residents. At the front of the property the conservatory, canopy and garage will be demolished. The utility on the south of the property will be moved into the existing reception to make it slightly larger overall, the old utility will now become a hallway leading into the new reception as part of the extension. At the rear of the property there will be a study and the existing lounge will be opened up into the extension to make it into a bigger lounge with two roof lights in the ceiling. At the front of the property there will be a new dressing room and en-suite in the front bedroom as part of the extension, adjacent to this in place of the conservatory will be a front lounge with a roof light providing natural light directly into the house. In place of the existing canopy there will be a garage which is large enough to provide storage for one vehicle amongst other items. Finally, at the front of the property will be an annexe which includes a bedroom and bathroom. This is not self contained as it doesn't have all the facilities necessary to class it as one. This annexe has a small side door on the south with a wider door on the north providing access to both sections, the annexe will provide an extra bedroom and facilities for residents at 26 Chapel Street. There will also be solar panels situated on the rear roof.

Impact upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

There will be new windows on all elevations of the extension, despite this the potential of overlooking caused by the development will be very minimal. There is an adequate distance between the proposal and surrounding properties. The main part of the development takes place at the front and rear. At the front there is a fence which will provide cover to the neighbouring properties in this direction from the new annexe section. At the rear there is also a fence with trees/bushes that will provide cover from the neighbour to the north east, there is no properties directly behind the house. Therefore there will be no overlooking concerns that could arise.

Similarly to the overlooking, there will be minimal overshadowing that would arise as such. The development is single storey in nature and therefore won't be any higher than the existing property is. The positioning of the development means that throughout the day, no shade will be cast upon any existing neighbouring properties as when the sun is at its lowest point it will cast onto the rear field where there are no dwellings or properties.

Parking Provision

As the development is making a new bedroom at the front of the property within the annexe section of the extension, they will need to follow Policy 36 (Appendix 6) of the SELLP 2019. This sets out the minimum requirements for car parking provision. No. 3 spaces must be provided within the curtilage for dwellings with up to 4 bedrooms. It can be considered that the driveway along with the garage provides enough parking for the residents and therefore is in accordance with Policy 36 (Appendix 6).

Other Matters

It is noted that there is an ongoing application currently under consideration by the Local Planning Authority under reference 'H02-0217-18'. This proposed development, which seeks permission for five residential properties, is yet to be determined. Therefore, there has not been any development at present and permission has not been granted by the Local Planning Authority to date. In any event, the resultant impacts of the proposals hereby submitted should be considered. The rear garden of 26 Chapel Street will receive an extension and the boundary, it shall be slightly pushed back as a result, at the very most from the existing boundary to the new boundary is 7000mm of extra garden. This is due to the access to the development of the five chalet bungalows will run alongside this property and this is the reason the existing garage on the south will be demolished and relocated. It can be considered that despite this extension taking place at the rear that there would be an adequate distance between No. 26 and what is labelled at 'Plot 1' for this other application, if they were to be approved. There would also be the appropriate boundary treatments in this area such as fencing and the plans appear to show bushes also which would provide cover to prevent any overlooking or overshadowing. It can therefore be considered that the proposal won't impact these chalet bungalows if they were to be approved by the Local Planning Authority.

Planning Balance

The proposed demolition of existing garage, conservatory and canopy and erection of front, side and rear single storey extensions will not materially harm the character or appearance of the area. There are minimal issues that will arise from the development in terms of overlooking and overshadowing. The design, layout, size and scale will be in keeping with the local area. As mentioned, there is potential that development taking place at the rear would situate 5 chalet bungalows however this proposal shouldn't impact upon this potential development if approved.

The proposal can be considered to be in accordance with Policies 2, 3 & 36 (Appendix 6) of the SELLP and Section 12 of the NPPF.

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.