DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0607-23**	**Applicant:**	**P Hindson**
Proposal:	Single storey front & rear extensions including alterations		
Location:	10 Abbots Drive Crowland Peterborough		
Terminal Date:	30th August 2023		

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	0	1
WARD MEMBER	0	0	1	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a single storey front and rear extension including alterations at 10 Abbots Drive, Crowland. The front part of the extension will measure at 921mm by 4175mm and the rear extension will be 3800mm by 3800mm.

Site Description

The site lies within the settlement boundary of Crowland as outlined within the South East

Lincolnshire Local Plan, 2019 (SELLP). The property is a two storey dwelling made of brick with a tiled roof and white uPVC windows and doors. There is a small porch area at the front of the property with a single garage adjacent to this. There is a small 0.9m boundary hedge along the southern elevation of the property in the front garden. There is a large garden to the rear which currently situates a slabbed patio area and a small gravel area with seating for the residents. There is a boundary fence surrounding the perimeter at the rear and sides.

History

No relevant planning history.

Consultation Responses

Crowland Parish Council

No objection.

Councillor A Harrison

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 proposed extension is taking place at the front and the rear of the property, the front section will measure at 921mm by 4175mm to fill in the gap in the porch at the front of the property and add slightly more floor space to the front living room. This will be a similar height to the existing front porch area. At the rear the extension will measure at 3800mm by 3800mm to make a gable roof which will slightly come up higher than half the house and the eaves on the flat roof section south of this. It can be considered that these measurements are acceptable and proportionate to the host dwelling and provide adequate extra floor space for the residents.

The materials being used on the development include the walls being made of render in the colour white, the roof shall be concrete roof tile which matches the existing and the garage shall be re-roofed to EPDM. This is a common material used on garage roofs provides adequate protection for the proposal, it is also common for garages down this road. The windows shall be made from white uPVC which will match the existing dwelling. The doors are currently made of white uPVC with the proposed doors being made from aluminium bi-fold in the colour anthracite grey and the front door will be composite. The proposed walls of the extension won't match what is on the current dwelling however it won't be considered to stand out as many other houses down this street feature a white render section on the principle elevation and therefore it will blend into the street scene and locality of the area. The aluminium bi-fold door in anthracite grey will also not match the existing doors however it will be at the rear and therefore won't be visible to the public from the highway and will not impact the area.

There will be some alterations taking place as part of the proposal. The lounge at the front will be opened up and extended into the front part of the extension to add a small amount of extra floor space. At the rear the existing dining room shall be relocated into the extension and the wall between this and the kitchen shall be knocked down to make it larger and create an open plan kitchen/diner. There will be two sets of bi-fold doors within the extension on the north and east elevations to allow access into the rear garden and let natural light in, there will also be French Doors going in the kitchen. The door outside from the utility shall be blocked up and relocated to the

northern elevation. Externally, the garage door will also be replaced with the design and colour changing. On the external walls of where the utility is situated the existing stonework and new blockwork will be rendered in the colour white to match that of the front and rear extension. Upstairs there is a slight change as the bathroom will be extended into the bedroom labelled on the plans as 'Bedroom 2' to allow there to be a shower as well as a bath.

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.

No overlooking concerns will arise as a result of the proposed extension due to the single storey nature of the proposal all the windows will be on ground floor level and there is an adequate distance of over 6m to the neighbour where the windows face. No privacy will be lost following the application being approved. Despite there being a distance of 1345mm on the south, the positioning of the extension means that no shadow will be cast onto the southern neighbours. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Planning Balance

It is considered that proposed single storey front and rear extensions including alterations can be incorporated onto the site without materially harming the character and amenity of the locality. There will be no overlooking and no overshadowing as a result of the development taking place. The application is therefore in accordance with Policies 2, 3 of the SELLP and Section 12 of the NPPF.

Conclusion

The recommendation is 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.