DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0675-24**	**Applicant:**	**Mr & Mrs Garsides**
Proposal:	Proposed Bungalow Extension, Loft Conversion, Internal Alterations and a Replacement Garage with Recreational Space		
Location:	71 Peterborough Road Crowland Peterborough		
Terminal Date:	3rd October 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2023

Section 12 - Achieving well designed and beautiful places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0
RESIDENTS	2	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for an extension to the bungalow including a loft conversion, internal alterations and a replacement garage with recreational space at 71 Peterborough Road, Crowland.

Site Description

The site is located within the defined settlement boundary of Crowland as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is set back within its plot with foliage and trees along the front curtilage, it is currently made from brickwork, render, white uPVC windows and doors and tiled roof. It is set towards the junction at James Road leading to a roundabout connecting to the A16 connecting Spalding and Crowland to Peterborough.

History

No relevant planning history.

Consultation Responses

Crowland Parish Council

Objection - CPC express concerns regarding the overdevelopment, with the manoeuvring and the parking of cars, the parking area might be inadequate, also this property is very close to a very busy junction if street parking is needed.

North Level Internal Drainage Board

No objections.

Lincolnshire County Council Highways

Recommendation:

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

The proposal is for a Bungalow Extension, Loft Conversion, Internal Alterations and a Replacement Garage with Recreational Space. The proposal will result in an increase of 3 bedrooms to 5 bedrooms with a garage having recreational space above which could equate to 6 bedrooms. The garage is of adequate size to accommodate a parked car. 4 cars could be parked on the drive/garage. The proposal will not have an adverse impact on the public highway.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Pubic Representations

This application has been advertised in accordance with the Development Procedure Order and the

Council's Statement of Community Involvement. In this instance, one letter of representation has been received.

This can be summarised as follows -
- Not happy about the proposed new garage being two floors, although it states recreation area it could easily be used as living accommodation and as the bungalow is already almost doubling in size, going from a three to a five bed, I feel this would be very overpowering and too much in the size of the plot and could contribute to a lot of noise pollution, if it were just a garage I would have no objections.

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):
- Principle of Development and Sustainability
- Layout, Design, and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (December 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (2019) indicates that within Main Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The application site in this instance is in Crowland as detailed by Policy 1. Regardless of such, the proposal solely relates to the extension of an existing and established residential dwelling and therefore, the principle of such development is considered to be appropriate, comprising an appropriate form of development for the location.

As such, the proposal is considered to be acceptable with the requirements of the South East Lincolnshire Local Plan (2019) when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

Layout, Design and Consideration of the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (December 2023) specifically relates to 'Achieving well-designed and beautiful places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2023), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments 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 South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the National Planning Policy Framework and require 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.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The existing materials featured at this property are sand colour facing brickwork for the walls, concrete roof tiles and white uPVC windows. The proposed works aim to change the materials throughout, this includes both rendering and timber cladding on the floors with the existing bricks being used for DPC. The walls will be slate roof effect with the windows being anthracite grey, the front door to the house will be the same colour in composite and the sliding rear doors will be aluminium. Finally the replacement garage door will also be anthracite grey. Although it is different, the alterations to the windows and doors are acceptable as these works could be done under permitted development in any case and the LPA therefore cannot limit this. In relation to the roof, this is also suitable as the change will not appear drastic.

From the 3D Visualisations provided this shows how the bungalow will appear following the works being completed - the new front porch will be made from a brown timber cladding as well as the first floor side sections, this will also appear on centrally on the rear extension. The rest of the ground floor will feature the white rendering throughout, the dormer windows will be a black timber cladding which will also be used on the first floor front elevation of the garage which has rendering on the other elevations. Whilst most of the existing dwellings in the immediate area are made from brickwork it is important to note that there are multiple bungalows and two storey dwellings that incorporate large rendering work which is clearly visible from the highway, as this would be; this presents opportunity for dwellings such as this to feature rendering and cladding as there is no set design or uniformity along Peterborough Road. It is therefore considered that the materials in this instance are acceptable and should not create any adverse material harm to the street scene and locality in this instance.

Leading on from this, the extension will project from the rear elevation by around 4335mm and will have the same width as the existing property sitting at 14117mm. This extension uses a flat roof, these designs are not commonly favourable to the LPA however as this is located to the rear and therefore not visible from the highway it should not materially harm the street scene, furthermore the overall size of the extension is also suitable in relation to the bungalow. Whilst it is of a notable size

it would improve the properties design and suitability for residents thus making it higher quality, finally, if it protruded 335mm less than it is proposed to do it would fall under permitted development in any case as the height is 3100mm and therefore below the permitted 4000mm limit. To the front of the property a porch is also proposed to convert an existing external porch to internal, the measurements of this are that it will project from the front elevation by approximately 1800mm and will have a length of 3105mm with a height of 4300mm - this is of a minute scale and is a common size for porches such as this and will blend in well whilst allowing it appear modern and is again an improvement on the current design.

Due to the loft conversion both the ridge height and the height from the eaves to the ridge will increase in order to make the loft a habitable living space. Currently, this sits at 5500mm to the ridge and around 3000mm from the eaves to the ridge - the extension aims to take this to 7500mm to the ridge height and 4650mm from the eaves to the ridge. As such, this is a 2000mm increase in ridge height and 1550mm increase in the distance from the eaves to the ridge. In a similar light to the above assessment, this is suitable and acceptable and is a somewhat minute increase that allows residents to reside within the loft following the conversion whilst not appearing incongruous to the area. Along this stretch of Peterborough Road there are both bungalows and normal two storey dwellings of both detached and semi-detached nature, this shows that there is no design that should be accorded to and the conversion of this property, turning it into a chalet style bungalow, does not and will not create material harm which impacts the street scene.

On the front elevation within the loft conversion there will be two dormer windows operating for both the additional bedrooms within this space, two roof lights will also be introduced centrally to this for the land to allow for natural light. The roof itself shall remain as a gable despite the increase, allowing it to be in keeping with other design in the area. This is acceptable and suitable for the area and does not appearing out of character.

Internal alterations will take place to the layout and floor plan on the existing ground floor with new rooms being created as part of the rear extension and loft conversion. Bedroom 1 is to be changed into a living room located to the front, Bedroom 3 shall be converted to a study area with Bedroom 2 being shortened for the introduction of a stair case for access upstairs. The shared bathroom will also be changed to a coat store and cloak room. On the southern side of the bungalow, the existing living room will create a new bedroom with a shared bathroom with a further new bedroom being created within the extension itself on this side which will also have a walk in wardrobe. On the opposite side to this, the kitchen will now act as a utility with a pantry and lead into the extension where the new kitchen is located alongside an open plan dining and living area with large bi-fold doors for natural light and access to the garden. These alterations are also considered to be acceptable and should not result in any harm.

Within the loft conversion two additional bedrooms are to be created, both will have en-suites and Bedroom 4 will also have a dressing room. As discussed previously, these feature roof lights for natural light. The loft conversion is only being carried out above the original house and will not overlap onto the extension at any point, the size of it is considered to be acceptable as there is adequate head height for residents within the bedrooms.

The garage is also being extended as part of the proposal. It will have a total length of 12135 and a width of 5280mm with a total height of 6600mm. Whilst it is a notable increase to the garage, it allows there to be more internal space for residents plus it is a drastic improvement on what is currently in situ. It uses similar materials to those to be used on the bungalow. The top half shall use the black timber cladding with the other sections being white render, finally a central part on the side will use the brown timber cladding. As these will match the host property it will remain in keeping whilst also being an improvement on site creating a modern design of somewhat high quality. Finally, the ground floor section will be used for vehicle storage to the front and a utility room the rear of this. On the first floor there will be a recreational space shared with a shower room and office to the front. Should this application be approved, a condition will be imposed to tie the first floor recreational space of the garage to ensure at no point it is rented out to external people.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework (December 2023).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (December 2023) states that development should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The positioning of the plot means that there will be no material shadow cast to either the north or south neighbour with the only potential shadow being to No. 73 to the rear and the host property itself. Whilst the increase in height to the garage could result in overshadowing to the rear property, it would not cause a material loss of light to any amenity space as the garden is located further to the rear and thus should not be significantly impacted in this instance. Furthermore, there is an adequate distance from the main house to this property which ensures the increase in roof height following the loft conversion will not harm the amenity.

With respect to overlooking, there is not considered to be any material loss of privacy as a result of the development being carried out. In the main house there will be a side elevation window on the elevation that faces No. 69 however this will face a driveway rather than into a garden and thus should not result in a loss of privacy. On the opposite elevation there are no side windows. The garage now also features side elevation windows within the roof, these are also facing No. 69 on one side but will also look towards the driveway rather than any private amenity space and therefore ensure no material harm is created in this respect. Overall, it is therefore considered that there shall be no material overlooking or loss of privacy as a result of this development being carried out.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2023), and Policies 2 and 3 of the Local Plan.

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2023) specifically relates to 'Promoting sustainable transport'. Paragraph 115 of the National Planning Policy Framework (December 2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Further, policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.

The proposed on site will take the bungalow from three bedrooms to five meaning a minimum of four spaces are required. There is more than adequate room to the front and side of the site for the driveway to provide spaces, furthermore, the garage is also able to provide at least one space thus conforming to the relevant policy in this instance.

In addition to this, Lincolnshire County Council raised no objection during the consultation process stating 'The proposal will result in an increase of 3 bedrooms to 5 bedrooms with a garage having recreational space above which could equate
to 6 bedrooms. The garage is of adequate size to accommodate a parked car. 4 cars could be parked on the drive/ garage. The proposal will not have an adverse impact on the public highway.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies 2, 3 and 36, and Section 9 of the National Planning Policy Framework (December 2023).

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development inside the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning policy Framework when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with

Policies 1, 2, 3, and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (SELLP) (2019), along with the identified sections contained within the National Planning Policy Framework (NPFF) (December 2023). The are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.