

DECISION DELEGATED TO DEVELOPMENT MANAGER**DECISION DELEGATED TO DEVELOPMENT MANAGER**

Application No: H02-0760-20 **Applicant:** Mr & Mrs S Gilby
Proposal: Proposed two storey extension and alterations including detached garage
Location: 7 Barbers Drove South Crowland Peterborough
Terminal Date: 27th November 2020

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

02 Development Management
03 Design of New Development

National Guidance**National Planning Policy Framework 2019**

Section 12 - Achieving well designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT**Proposal**

This is a householder application seeking permission for a proposed two storey extension and alterations including a detached garage at 7 Barbers Drove South, Crowland.

Site Description

The property is a detached bungalow, which sits within a spacious plot and is set back from the road. There is a large gravelled driveway to the south-east of the dwelling, as well as a grassed front garden. There is a mature hedge to the south-eastern boundary. To the rear of the property is a large garden, which is partly gravelled and grassed. There is an existing polytunnel at the north-east of the site. Along the north-western boundary at the rear is a mixture of high conifer hedging, fencing and brick wall.

There are several detached dwellings along Barbers Drove South, which also sit on spacious plots and are a variety of ages and design.

History

H02-0927-18 - Approved 30-11-18 - Side extension, first floor extension, alterations and detached garage.

Consultation Responses

Crowland Parish Council - No objections.

North Level Internal Drainage Board - No comment on proposals.

Public (1 objection received, summarised) -

- Measurements missing from plans
- Queries whether wall is to remain and if garage is being built on neighbouring property
- Residents must be given 21 days for their comments
- Permission for detached garage has not been applied for

Planning Considerations

Principle

The site is located outside of the settlement boundary of Crowland as set out in the South East Lincolnshire Local Plan (SELLP), 2019. However, the principle of developing a house extension and a detached garage which is incidental to the enjoyment of a dwelling house is acceptable.

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 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 existing width of the property, including attached garage, is approx. 12m. Upon completion of the proposed two storey extension, the property would be approximately 15m in width at its widest point. The extension would therefore project approx. 3m further in a south-easterly direction than the existing attached garage. The extension will project slightly further out than the existing rear wall of the bungalow. The front wall of the extension will extend nearly as far out as the furthest existing point at the front of the bungalow. The maximum height of the extension is approx. 6.1m.

The proposed garage to the rear of the property would have a depth of approx. 6.1m and a width of approx. 4.5m. The maximum height of the garage is approx. 5m.

Having regard to the existing dimensions of the house and plot it sits within, the proposed additions are considered acceptable in terms of scale, mass and bulk.

A cross gable pitch will be formed on top of the proposed extension, which is in keeping with the existing gable feature of the dwelling to the front. The proposed materials include a smooth stone

coloured render to the ground floor (which will be in keeping with the existing render on the front elevation), with timber appearance boarding to the first floor. The roof tiles will match the existing and the fenestrations will all be replaced with new white windows. This will give the property a more contemporary and refreshed appearance but will not undermine the visual amenity of an area where design is varied. The garage would be rendered and have the same tiles as the dwelling and thus will be in keeping in design terms.

Internally, the purpose of the development is to gain further floorspace for enlarging and creating new rooms inside the house. The alterations include a study to replace the front bedroom to the ground floor, the existing kitchen will be the proposed utility room and a downstairs cupboard. The existing lounge will be opened to create an open plan dining/living area, with kitchen to the rear. The third bedroom would be relocated upstairs with an en-suite and a dressing room. This is in keeping with the residential use of the property.

The separation distance between the extension and the south-eastern boundary will be a minimum of approx. 2.6m. This will be sufficient space to allow access to the rear to the proposed garage.

In summary, the proposed extension creates a sense of scale and hierarchy with the main property. The external appearance is appropriate in terms of visual amenity and of good quality design in view of the proposed detailing. The development will meet the functional needs of the householders. For these reasons, the design and layout of the proposals are acceptable.

Taking the above into account, the proposed extension and garage are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Residential Amenity

New windows on both the front and rear walls of the two-storey extension, as well as two new windows on the south-eastern side elevation, will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses. There are no dwellings to the rear or south-east and there is a normal frontage relationship with properties opposite. For this reason it is also not considered that the proposed extension would be overbearing or result in unacceptable overshadowing.

The proposed garage will be approximately 500mm from the north-western boundary and approx. 600mm to the south-western boundary. It is not considered that this separation distance will undermine the residential amenity of the occupants of No. 5 given that the distance from the rear elevation of that dwelling to the garage is approx. 26m. Furthermore, the garage would be adjacent to a neighbouring area of land where there is an unattractive building, which appears to be of steel construction and rusted, an unsightly caravan, and other structures. It is therefore not considered that the introduction of a garage in this location would have an adverse impact on the visual amenity/outlook of the neighbouring property.

Taking the above into account, the proposed extension and garage are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Other considerations

There is no evidence to suggest that the proposed garage does not sit on land within the applicant's ownership. Certificate A has been completed on the submitted application form, which confirms that the applicant is the owner of all of the land to which the application relates.

An objector has stated that the proposed garage has not been applied for. It is accepted that the garage is not referenced on the application form however, in email correspondence with the agent shortly after the application was submitted, it was confirmed that the intention was that the garage should form part of the application. The development description was therefore amended to reference the detached garage and this appeared on both the consultation letters sent to residents, as well as the site notice. It is therefore considered that sufficient attention has been drawn to the garage forming part of the proposal.

Revised plans were submitted showing the distance of the garage to the boundary as requested.

The only alteration to existing boundary treatments proposed relates to the south-eastern boundary where part of the hedge will be replaced by fencing.

A 21 day consultation period was undertaken with residents being sent letters and also a site notice being erected.

Conclusion

In light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

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.