DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0799-21**	**Applicant:**	**Mr & Mrs Leftley**
Proposal:	Extension to front of existing dwelling to add an additional bedroom and living room, and to incorporate a self-contained annexe		
Location:	1 Low Road Crowland Peterborough		
Terminal Date:	22nd September 2021		

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 2021

Section 12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application seeking permission for a proposed extension to front of existing dwelling to add an additional bedroom and living room, and to incorporate a self-contained annexe at the property 1 Low Road, Crowland.

Site Description

1 Low Road is a two storey detached dwelling situated on a large corner plot. To the west is a large detached chalet bungalow, to the rear is Corporation Bank, beyond which is a flood storage area. There is frontage development opposite. Existing dwellings in the area are a variety of ages and designs. The dwellings are mostly situated on large spacious plots.

History

H02-0638-21- Approved 04-08-21- Proposed detached annex - re-submission of H02-0286-21

H02-0286-21- Refused 18-05-21- Proposed 3 bedroom chalet bungalow.

Consultation Responses

Member of the public (1 comment) - Recommendation for a planning condition requiring the installation of a minimum of 3 swift nest bricks to provide enhancement for biodiversity.

North Level IDB- No Objections.

Planning Considerations

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 proposed extension will protrude from the front elevation by approx. 7.8m and a width of approx. 16m forming an "S" shape footprint. Having regard to the existing dimensions of the house and plot it sits within, the proposed extension is acceptable in terms of scale, mass and bulk.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. A pitched gable roof will be formed to the proposed extension and will therefore compliment the existing pitched roof structure on the original dwelling. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house, as well as forming an attached, but self-contained, annexe to the dwelling. This includes an additional family/living room to the original dwelling. The proposed annexe will have a separate entrance door, and on the ground floor will include a open plan kitchen and living room, with a utility room and w/c. To the first floor, the extension will create an additional bedroom to the main dwelling and enlarge the family bathroom. To the first floor of the annexe, there will be two bathrooms, a bathroom and a store cupboard. The scale of the annexe is appropriate for the intended use.

Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed extension and annexe 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.

Impact upon 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.

The proposed windows to the front elevation of the proposed extension are not considered to have an unacceptable material impact in terms of overlooking or loss of privacy. It is tantamount to a normal front to front relationship along this road. There will be one small bedroom window to the side elevation of the proposed annexe and also two rooflights on the south-western roof slope to bedrooms 3 and 5, but these are not considered to overlook upon residential amenity, due to there being no habitable rooms with windows on the side elevation of the neighbouring property to the south west.

It is not considered that there would be a material overbearing or overshadowing impact upon the neighbouring property to the west, as the dwelling is situated on a spacious plot and is a sufficient separation distance away from the surrounding residential dwellings.

Taking the above into account, the proposed extension and annexe are 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. 3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. The parking space available is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner.

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 extension and annexe does will 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

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

The recommendation is for a delegated approval.