

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-0829-20 **Applicant:** Mr P Champion
Proposal: Rear single storey extension and garage conversion
Location: 52 Beccelm Drive Crowland Peterborough
Terminal Date: 26th November 2020

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 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a single storey extension and garage conversion to the property at 52 Beccelm Drive, Crowland.

Site Description

The property is a detached dwelling is situated in a predominantly residential area, within in a cul-de-sac. The surrounding dwellings within Beccelm Drive are all of a detached nature and sit within fairly spacious plots. They are all of a similar age and design.

The dwelling is set back from the road in the corner of the cul-de-sac, with a large gravelled driveway and no boundary treatment to the front boundary. The rear garden is relatively spacious, with development to the west and south of the boundary.

History

No historical applications relevant.

Consultation Responses

North Level Internal Drainage board - No comments.

Crowland Parish Council - 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 single storey rear extension will protrude approx. 4.5m, with a maximum width of 7m. The maximum height will be approx. 3.4m, to sit 18cm below the existing first floor rear windows. The existing conservatory to the rear elevation will all be replaced with the extension. The proposed development will also include a conversion of half the double garage to create an additional habitable room for the current residents off of the existing store room. Having regard to the existing dimensions of the house, the proposed addition is acceptable in terms of scale, mass and bulk.

A lean to style roof is proposed for the single storey extension which will flow well with the existing gable end roof structure on the property.

Facing brickwork, eaves, roof tiles, white UPVC fenestration and rainwater goods are proposed to match the existing on the property. Thus, the development will appear well blended with the fabric of the house and the 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. The extension will be slightly larger than the existing conservatory. Existing doors off the kitchen/diner will be removed to form a new opening into the extension. A single door will replace the existing doors from the living room opening into the rear extension.

Rooflights are proposed to the roof of the extension, allowing natural light into the habitable space. There will also be large bi fold doors approx. 5m wide on the rear elevation of the extension, which will open up to a proposed timber pergola with an open roof and a new patio area. The footprint of the development will sit well within the site as proposed.

The garage conversion consists of a new fire wall to be installed, between the two garage doors. A new window will replace the garage door, which will match the existing white UPVC windows. A new internal door will be installed to gain access to the new habitable room. A proposed new glazed door will replace the existing rear garage door, providing suitable insulation.

In summary, the form of development has a sufficient sense of scale and hierarchy with the main

property. The external appearance is appropriate in terms of visual amenity and the development will meet the functional needs of the householders.

Taking the above into account, the proposed extensions 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.

Impacts upon Residential Amenity

The new bi fold doors to the rear elevation of the ground floor will not have an overlooking impact due to the single storey nature and the angle at which the dwelling is to the south of the boundary. The proposed window to the garage conversion will also not create overlooking since there are no properties directly opposite. The scale would be similar to the existing conservatory.

It is therefore not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing.

Taking the above into account, the proposed extensions 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.

Parking Provision

In connection with Policy 36 of the SELLP 2019, Appendix 6 sets out the minimum requirements for car parking. With the removal of one garage, there is a potential car space being removed. However, the gravelled driveway is sufficiently large enough for at least 3 car spaces to be accommodated and for them to 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.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2, 3 and 36 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.