

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0881-23 **Applicant:** P Hindson

Proposal: Single storey front extension, change garage roof from flat to pitched, partial garage conversion & alterations - re-submission of H02-0607-23

Location: 10 Abbots Drive Crowland Peterborough

Terminal Date: 29th November 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 2023

section 4 - Decision-making
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 front extension and to change the garage roof from flat roof, to pitched roof, alongside a partial garage conversion with alterations.

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 constructed 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.

the site comprises 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

H02-0607-23 - Single storey front & rear extensions including alterations - Approved

Consultation Responses

Crowland Parish Council

No objection to this re-application.

North Level Internal Drainage Board

No comment.

Evaluation

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, 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 (updated 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

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

Section 12 of the National Planning Policy Framework (2023) specifically relates to 'Achieving well-designed 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 130 of the National Planning Policy Framework (NPPF), 2023 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, 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. This policy 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. 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.

The materials being proposed within this development are as follows: the walls on the existing dwelling are made from brickwork with the front extension featuring a new render in white. This will be used throughout the walls on the ground floor and whilst this will not comprise a match to the

external finish already existing on the majority of the house; many properties along Abbots Drive feature rendering along their elevations, primarily on the front. As such, it is considered that this external material would not appear out of character when considered within its wider setting, taking account of the nearby dwellings. The roof will use concrete roof tiles to match the existing and the windows will also match the existing by being uPVC in white. The existing doors are currently made from white uPVC, the proposed doors are set to be aluminium bi-fold in anthracite grey with a composite front door. The use of anthracite on the bi-fold doors is not considered to adversely impact upon the street scene, despite the contrast in colour, due to its siting and location at the rear of the property. In addition to this, the new composite front door would not cause unacceptable harm, as there are a variety of doors within the vicinity of the site. Overall, these materials are considered to be acceptable, despite the contrast on some parts.

The single storey front extension will have a total width of 4175mm and protrudes from the front elevation by around 921mm. The modest size and scale of the extension would therefore ensure that it is acceptable and will allow a modest enlargement to the lounge in this area.

Finally, there are some alterations proposed within this development, both internally and externally. In comparison to the previous application, the most significant change is that the rear section of the extension would no longer be developed, with the main feature now being the front aspect. Similarly to the previous application, the existing internal porch would act as an external porch.

The garage would be subject to a part conversion, the front shall remain as an area to store; however, will significantly reduce in size. There shall be a utility and WC directly behind this, connected to the main dwelling. The existing dining, kitchen, utility and pantry shall become a large open plan sitting/dining and kitchen area through demolishing certain internal walls. The garage roof shall change from a flat roof to a pitched roof, this will be seen as a benefit, as flat roofs are not commonly favourable and therefore this change will make the property more appealing in this regard. Within the upper floor, bedroom 2 will feature a slight reduction in size to enlarge the bathroom. Finally, most of the windows will have their openings resized, with the addition of a new door and window along the side elevation. Some of the alterations do not necessarily require planning permission through this formal application; however, in any event the changes when assessed are not considered to cause an unacceptable impact to the character of the area. These aspects have been included on the plans and therefore mentioned within the report.

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.

Impact on Residential Amenity/Land Users

Paragraph 130 of the National Planning Policy Framework (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.

The proposal would not cause unacceptable harm on resident amenity, as a result of the resultant development taking place. The single storey extension is taking place at the front of the development and as such will not cast a shadow onto neighbouring properties and due to its small size and scale it will not have an overbearing impact. There is only one new window on a side elevation facing a neighbour, this is on the ground floor and therefore the single storey nature of the window makes any overlooking very unlikely as the windows will not have a view over any boundary treatment.

As detailed above, 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. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework, and Policies 2 and 3 of the Local Plan.

Planning Balance

As detailed above, Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, 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, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning Policy Framework when viewed as a whole.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan, along with the identified sections contained within the National Planning Policy Framework. There 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.

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.

Recommendation

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