DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-1011-21**	**Applicant:**	**Mr M Clarey**
Proposal:	Proposed ground floor rear extension		
Location:	32 The Chase Crowland Spalding		
Terminal Date:	25th November 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking planning permission for a single storey rear extension. It would measure 5.3 metres (depth) x 4.4 metres (width) and stand at 4.1 metres in height (2.5 metres to the eave). The external materials would match the existing dwelling.

SITE DESCRIPTION

The application site comprises a detached bungalow located on The Chase, within the Crowland settlement boundary. The house is buff brick built with white upvc door/window frames. It has a large gravelled driveway to the front. The rear garden is enclosed by a boundary fence/hedge.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

North Level Internal Drainage Board

No comments.

Environment Agency

The proposal can be classified as 'minor development' in relation to flood risk. It was therefore not necessary to consult us.

Crowland Parish Council

No objections.

Resident

One letter of representation was received from a local resident advising that they were not able to download the plans online.

PLANNING CONSIDERATIONS

Principle of development

The site is within the defined Crowland settlement boundary and the proposed works would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse is acceptable.

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 key material considerations are addressed below.

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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. Likewise, Policy 2 of the South East Lincolnshire Local Plan 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 would be located to the rear of the site and there would not be any views from the public realm as the extension would be blocked from the front by the applicants existing

house. The extension is not considered to result in overdevelopment of the site and sufficient outdoor amenity space would be retained. The design of the extension with a pitched roof is considered sympathetic and the use of matching external materials would ensure the extension is in keeping with the existing dwelling.

As such the proposed development would comply with the aforementioned policies on design and impact upon the character of the local area and would preserves the character and appearance of the conservation area.

Impacts upon Residential Amenity

The closest neighbour to the proposed development is no.34 The Chase located to the south of the application site. The proposed extension would be located close to the shared boundary with this neighbour. The extension would extend approximately 2.5 metres beyond this neighbours rear elevation. Given the small rear projection, limited height and single storey nature of the proposed extension no overbearing impact would result on this neighbour. In addition, the pitch of the roof would face away from this neighbour, thereby further reducing the impact.

With regards to the neighbour to the rear the proposed extension would be located some 20 metres from the shared boundary with this neighbour. Given the single storey nature of the extension this separation distance is considered to be sufficient as to not result in any overbearing impact or unacceptable overshadowing.

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Drainage

Policy 4 of SELLP is concerned on flood risk management and states that new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

The site is within Flood Zone 1 and has no flood hazard in accordance with Environment Agency and South East Lincolnshire SFRA respectively.

North Level Internal Drainage Board and the Environment Agency have not commented on the proposal given its minor nature.

As such the proposal is considered to be in accordance with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk and drainage.

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would not increase the number of bedrooms on the site and a maximum of 2no off-street parking spaces would be required. At least 2no parking spaces would be retained in the driveway. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality or neighbouring amenity. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3, 4 and 36 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 14 of the National Planning Policy Framework (2021).

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

The application can be approved under delegated powers.