DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-1067-24**	**Applicant:**	**Mr S Price**
Proposal:	Proposed first floor extension		
Location:	14 St Guthlacs Close Crowland Spalding		
Terminal Date:	25th February 2025		

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
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

National Planning Policy Framework (December 2024)

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

National Guidance

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for the erection of a first-floor extension above an existing garage which is attached to 14 St Guthlac's Close, Crowland. The proposed extension would add an additional bedroom and an additional bathroom to the dwelling.

Site Description

The application site comprises land at 14 St Guthlac's Close, Crowland. The site is located at the end of a cul-de-sac and comprises a two-storey detached dwelling. Other dwellings on St Guthlac's Close are also two-storey detached dwellings.

The site is located approximately 30m to the north of Crowland Conservation Area. The Conservation Area is located along Church Lane and the site is therefore not particularly visible from the Conservation Area.

Relevant Planning History

No planning applications have previously been submitted within the site.

Consultation Responses

The responses received from consultees during the consultation period are summarised below. The responses can be viewed in their entirety on South Holland District Council's website.

Lincolnshire County Council - Highways and SUDS: By increasing the bedroom numbers, you increase the parking demand - parking should be demonstrated on the proposed site plan. For a garage to be classed as a parking space it should measure a minimum of 3m x 6m.

Conservation Officer: No objections.

North Level Internal Drainage Board: No objections.

Crowland Parish Council: No objections.

Cllr B Alcock: No response received.

Cllr J R Astill: No response received.

Cllr A Harrison: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan,

unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is 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, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

-Principle of Development;
-Design and Visual Impact; and
-Impact on Amenity.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is within the defined settlement of Crowland which is a Main Service Centre. Furthermore, the proposal solely relates to the extension of an existing dwelling. Therefore, the principle of such development is appropriate, comprising an appropriate form of development for the location. As such, the principle of development is acceptable provided the extension is suitable in terms of other material considerations.

Design and Visual Impact

Paragraph 135 of the NPPF states that new development should function well and add to the overall quality of the area and should be visually attractive as a result of good architecture and appropriate landscaping.

Policy 2 of the Local Plan 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. Policy 3 accords with the provisions of Section 12 of the NPPF, 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 existing dwelling comprises a detached two-storey dwelling. The site is located at the end of a cul-de-sac and there are similar two storey dwellings along the street scene. The dwellings on either side of the site feature similar layouts to the site and they are also similar in terms of their appearance.

The dwelling currently features a single storey side extension on the eastern elevation which features a flat roof. The existing side extension features an integrated garage, and a bathroom and kitchen area to the rear. The proposal seeks to add additional rooms at the ground floor level including a separate utility room and a bathroom. The proposed insertion of internal walls does not require planning permission as the building is not listed. The windows and doors at the ground floor

level would remain largely unchanged, except for the installation of bi-fold doors on the front elevation to replace the existing garage door. The visual impact of this is acceptable.

The proposed first floor extension would be located above the existing side extension on the eastern side of the dwelling. The ground floor footprint of the building would therefore remain unchanged, as the proposal seeks to extend the dwelling upwards rather than outwards. The extension would feature a gable end roof form on the front elevation, corresponding with the existing gable end roof form of the dwelling. The proposal also seeks to join the proposed extension to the existing dwelling by extending the hipped roof. The scale and appearance of the extended roof form is acceptable as the two sides of the front faÃ§ade would be relatively balanced.

A sloping roof line is also proposed above the front doorway to replace the existing flat roof form. This is also acceptable in terms of its visual impact.

The proposed materials are set out within the submitted application form and include facing brickwork to match the existing brickwork, interlocking concrete tiles to match the existing tiles, and brown uPVC to match the existing uPVC. The proposed materials are therefore acceptable as they would match the existing materials, therefore helping to integrate the extension.

Lastly, although Crowland Conservation Area is located to the south of the site, the proposal is not expected to impact on the setting of the Conservation Area. The council's conservation officer has also set out that they have no objections to the proposals.

The visual impact of the proposed development is acceptable. The proposed development would therefore not cause an adverse impact to the character or appearance of the area and would therefore accord with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF 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.

Policies 2 and 3 of Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposed extension would not be visible from the west, and as such it is not considered that the proposed development would affect the nearest dwelling to the west of the site, No. 23 St Guthlac's Close.

The extension is located on the eastern elevation and the nearest dwelling to the site is 12 St Guthlac's Close which is located to the east of the site. There is approximately 2.5m between the side elevations of 12 St Guthlac's Close and 14 St Guthlac's Close. The proposed extension is located at the first-floor level. A hipped roof line is proposed on the first-floor extension which helps to reduce the impact on the neighbouring dwelling in terms of shadowing. The eaves on the proposed extension would match the height of the existing eaves on the existing dwelling. The proposed extension would not extend further to the rear than the existing building line. Due to the scale and positioning of the proposed extension and the proposed hipped roof form, it is considered that the proposal would not cause an adverse degree of overshadowing.

No new windows are proposed on the ground floor side elevation and no windows are proposed on the first- floor side elevation. The proposed development is therefore not expected to result in an adverse degree of overlooking as no windows would face directly onto the neighbouring dwelling.

Therefore, the impact of the proposed development on the amenity of neighbouring properties and future occupants would be acceptable. As such, the proposed development accords with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Other Matters

The proposed extension would result in the provision of an additional bedroom. The dwelling would therefore contain four bedrooms and based on the parking requirements which are outlined in the Local Plan, three parking spaces should be provided for the dwelling. It is considered that there is

sufficient space for parking within the driveway within the site.

The site is within Flood Zone 1 and the proposal is for a first-floor extension. As such, it is not considered that the proposal would present a significant risk in terms of flooding.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The proposed development represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents. The proposed development therefore accords with the Local Plan and the NPPF. In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Conclusion

Taking the above considerations into account, the proposal is considered to accord with Policies 1, 2, and 3 of the Local Plan, along with the identified sections contained within the NPPF. 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.

Recommendation

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

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.