DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-1130-22**	**Applicant:**	**Mr S Strickland**
Proposal:	Proposed side extension		
Location:	Waybeth House Reform Street Crowland		
Terminal Date:	23rd January 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

Section 12- Achieving well designed places
Section 16- Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
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 planning permission for a proposed side extension to the property at Waybeth House, Reform Street, Crowland.

Site Description

The detached dwelling is situated within the Crowland settlement boundary and is set within the Crowland Conservation Area. The dwelling is situated approx. 60m away from the Grade I listed Holy Trinity Bridge situated to the north of the site. Reform Street is characterised mostly by terraced dwellings, with a variety of dwellings of ages and designs.

The dwelling is of a red brick design and is contrast to the facing brickwork and rendered dwellings surrounding it. The property has a driveway to the side of the dwelling with no boundary treatment.

History

No relevant planning history.

Consultation Responses

Crowland Parish Council

In support.

North Level District IDB

No comment.

Planning Considerations

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, 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 side extension will measure approx. 3.9m in depth by 2.5m in width and measure approx. 2.1m in height up to the proposed eaves and an overall height of 3.5m. Overall, having regard to the existing dimensions of the house, the proposed side extension is acceptable in terms of scale, mass and bulk.

The external materials include facing brickwork on walls and brown UPVC in fenestration and rainwater goods to match those existing in the property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

The roof will be formed by a mono-pitched roof and would be considered to compliment the original pitched roof structure and would not impact the overall character of the surrounding area and is considered acceptable.

The internal arrangements include the addition of a downstairs w/c and porch entrance to the existing dwelling. Overall, the proposals will ensure good living conditions of the house occupiers and are in keeping with the residential use of the property.

The heritage asset cannot be seen from the site location as it is in a different street and is obscured from view by the existing buildings in South Street. Taking all of the foregoing design details and location into account and the distance of the site from the Heritage assets the impact will be negligible upon the wider Conservation Area.

Taking the above into account, the proposed single storey side extension is deemed to comply with Policies 2, 3 and 29 in the SELLP, 2019 and Sections 12 and 16 in the NPPF, 2021 in terms of layout, design, size and scale and impact on heritage assets.

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 side extension will include a new entrance door on the front elevation, a high level rear window and a roof light on the side elevation of the roof slope. It is not considered to cause a detrimental impact upon overlooking, given that the proposed windows will not overlook directly upon neighbouring properties to the side or rear of the property due to there being no facing windows. the proposed door entrance is considered to have a tantamount relationship with the existing front elevation neighbouring fenestrations.

Given that the proposal is minor in nature and would be subservient to the host property due to the single storey nature of the proposal, it is not considered to have a detrimental impact up overshadowing or overbearing upon the residential neighbouring properties.

Taking the above into account, the proposed single storey side extension is 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

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class.

The proposed side extension will not alter the number of existing car parking spaces and is therefore considered acceptable.

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 single storey side extension will not 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, 3 and 29 of the South East Lincolnshire Local Plan, 2019.

Conclusion

Based on the reasons outlined above, 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.