

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H03-0774-23 **Applicant:** Mr T & Mrs C Barker
Proposal: Proposed 2 storey extension & alterations and replacement double garage
Location: Tara House Main Road Hop Pole
Terminal Date: 27th October 2023

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 2023**

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed two storey extension and alterations and replacement double garage at Tara House, Deeping St Nicholas.

Site Description

The site lies over 2000m outside of the defined settlement boundaries and is therefore classed as being in the countryside as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The property is set back around 25m from the highway and is made from bricks with a tiled roof and wooden windows and doors painted white. There are large open fields to the rear with an open garden area to the south west. At the front of the curtilage there is currently a milestone which is a registered as Grade II Listed.

History

H03-0774-90 - Erection of 3 bungalows - Approved

H03-0295-93 - Erection of 3 bungalows (renewal of outline) - Refusal

H03-0162-15 - Works to a Sycamore tree - Approved

H03-1186-16 - Works to Deeping St Nicholas TPO - Approved

Consultation Responses

Deeping St Nicholas Parish Council

No objections.

South Holland District Council Conservation Officer

This site contains a grade II listed milestone, visible from the roadside.

The nature of such milestones is that the reach and range of their appreciable setting is extremely short. As such, it is concluded that the proposed development does not represent a harmful risk to the heritage asset and as such the proposal preserves the significance of the asset by virtue of a lack of impact. The proposal therefore passes the test set forth by Policy 29, Section A(3) of the SELLP.

The case officer should, therefore, continue to consider the proposal in accordance with Policy 29 of the SELLP and S16 of the NPPF, in addition to all other relevant policy and guidance considerations.

Lincolnshire County Council Highways

No objection:

The proposal is to extend the existing dwelling and to provide a replacement double garage. No alterations are to be made to the existing access arrangements for this property, which comprise an in and out on the north side of Main Road, the A1175, with more than adequate space for manoeuvring and parking. Both vehicle accesses have suitable visibility in both directions for drivers to be able to see any approaching vehicles and thus be able to safely enter the highway. There is an existing footway on the site side of Main Road. In consideration of the above and having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety and therefore does not wish to object to this planning application.

Informative -

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Welland & Deepings Internal Drainage Board

No comments.

Historic Places Team Lincolnshire County Council

No archaeological input required.

Public Representation

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.

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

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, 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 used for the proposal are as follows, for the most part they will match the existing house and ensure that it blends in. The roof will be made from red/ brown clay plain tile for both the garage and house, this will match the existing. The windows are currently single glazed with a metal frame in white, all of the existing windows are to be replaced with uPVC double glazed units in the colour dark grey. In changing the colour and design of the windows it could be considered to make it stand out when compared to the existing and the other properties, however due to the dwelling being set back from the highway and slightly hidden by the trees at the front it will not affect the street scene or locality. The fascia's, soffits and verges are currently white timber with the rainwater guttering being white uPVC, the proposed will make these dark grey uPVC which will match the windows and ensure that these two new features/colours will blend into one another. Finally, the walls propose a significant change with the existing being red/brown facing bricks and the proposed walls will feature a smooth render painted white on the bottom half and wooden horizontal cladding on the top half which will be treated in a natural preservative. As previously

mentioned, as the dwelling is situated around 25m back from the highway and features trees at the front of the curtilage it will not affect the street scene following these changes to the materials of the walls, the houses along Main Road also are of a variety of designs and colours so therefore this is considered to be acceptable.

On the ground floor the extension will protrude from the rear by around 5200mm with a total width of around 12100mm which is slightly wider than the full width of the existing property. It shall also project approximately 2200mm from the side elevation making the new width around 1000mm wider than the existing. Within the ground floor there will be some internal alterations taking place, many of which do not require planning permission but have been included on the plans so will be mentioned within the report, these are as follows. The porch at the front of the property will be slightly widened by around 500mm with the design changing to include a sloped roof and a rooflight. The existing lounge at the front will now become a home office with the dining room adjacent to this becoming the new living room. The final change to a pre-existing room will be the removal of a pantry within the utility with a wall being knocked down in this area to allow new access as the previous one has been blocked up. At the rear there will be three new rooms, a shower room and plant room will be located in the corner with a large open plan kitchen and family room, in this area the existing kitchen is currently located. Throughout the ground floor there will be new windows in most of the rooms with some existing windows being slightly relocated. It is considered that extension on the ground floor is proportionate to the dwelling and is therefore acceptable in this regard as it provides adequate extra floor space as well as providing new rooms.

On the first floor the extension will protrude from the rear by around 5100mm and will run the same width as the ground floor extension (12100mm) which is of course the width of the existing property already. Similarly, it will extend from the side of the property by around 2200mm to come level with the first-floor extension and add more floor space to the master bedroom. Like on the ground floor there are some alterations taking place to the room layouts and locations, the existing bedroom labelled as 'Bedroom 3' on the plans will now be converted into a bathroom and a separate en-suite from 'Bedroom 2'. The existing bathroom that is situated on the landing will be removed to allow access into two bedrooms which will be going in the rear part of the extension, as such the landing will be extended. The master bedroom will be extended as part of this proposal and at the rear will benefit from a dressing room and en-suite as well. It is considered that these measurements are proportionate to the dwelling and are therefore acceptable as it provides extra floor space for the residents as well two extra bedrooms upstairs.

As part of the development there will also be a proposed replacement double garage, this will be made out of smooth render finish in white for the walls and roof tiles to match the existing. The garage door will be grey to match the uPVC fascia's. The height to the eaves for the garage is around 2700mm with the total height being 5700mm. It has a width and length of 6290mm by 6290mm. It is therefore considered that the size of the garage is acceptable and will provide enough space for storage as well as providing enough space for vehicle parking.

The development features a big change to the roof of the dwelling and will increase the ridge height quite significantly, the increase will be around 2000mm. The ridge on the front gable will remain the same as well as the eaves throughout the entire dwelling. At the rear of the property the two storey extension proposes changes to the rear elevation, currently there is a small flat roof section with a slightly larger gable roof section, this will change entirely to make it all the same size and design incorporated in with the roof now. This new design will make the house all one design and therefore mean it blends into one another, the incorporation of the gable roof throughout also means it blends in with other dwellings in the other.

The proposal is therefore in accordance with Policies 2 and 3 of the SELLP and Section 12 of the NPPF.

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.

There will be no issues surrounding overlooking due to the only new windows facing a neighbouring property being used for an en-suite and shared bathroom and therefore due to the nature of these rooms the windows will be obscure glazed. Therefore, the residents will not be able look into the

neighbouring property.

It could be considered due to the increase in height of the ridges and the somewhat substantial two storey extension taking place there could be some potential for overshadowing. However, due to the angle the dwelling is situated and the positioning it will limit the potential for overshadowing that would be cast onto the north east neighbour and therefore mean there will not be a material impact on their loss of light.

The proposal is therefore in accordance with Policies 2 & 3 of the SELLP and Section 12 of the NPPF.

Parking Provision

Section 9 of the National Planning Policy Framework (2023) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

Further, policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least three spaces must be provided for dwellings with four or more bedrooms. The drive at the front and side of Tara House clearly can support this and provides adequate spaces for residents to park their vehicles away from the highway. The proposed double garage also has enough space to act as an extra space as it is larger than 2.6m by 5.6m.

Therefore, the development is considered to be in accordance with Policy 36 and Appendix 6 of the SELLP and does not cause an unacceptable impact on highway safety.

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 outside 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 and 3 of the SELLP, 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.

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.