

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H04-0220-22 **Applicant:** Mr M Bond
Proposal: First floor extension above garage & utility
Location: 12 Orchard Close Donington Spalding
Terminal Date: 6th May 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
28 The Natural Environment

National Guidance

National Planning Policy Framework 2021

Section 12- Achieving well designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed first floor extension above the garage and utility room, to the property at 12 Orchard Close, Donington.

Site Description

The detached dwelling is situated within the defined settlement of Donington within a residential estate of dwellings of a similar age and design. The property is set on a reasonable sized plot with a drive to the front and a garden overlooking fields to the rear.

History

No relevant planning history.

Consultation Responses

No consultation responses received.

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 first floor extension will measure approx. 5m in width and 8.7m in depth and will be formed over the existing ground floor attached double garage and utility area. It will have an overall height of approx. 6.8m to sit just below the existing roof line. Having regard to the existing dimensions of the house and plot it sits within, the proposed first floor extension is acceptable in terms of scale, mass and bulk.

Facing brickwork on walls and roof tiles will match those existing in the property. The roof will be side gable, with a smaller gable above the front facing bedroom window. The proposed roof structure will be congruent with the existing roof arrangement. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not result undermined.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes converting the existing double garage to an additional lounge to the ground floor, with a bay window to match the existing. To the first floor, the extension will add a new master bedroom with an en-suite bathroom, a new smaller bedroom and family bathroom. Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed first floor extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

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.

To the ground floor the proposed garage conversion will include a new bay window to the front elevation to match the existing. The first floor will include a additional window to the front elevation from the master bedroom. Overall the proposed front elevation windows is tantamount to a typical frontage relationship with those opposite. The side elevation window to the first floor will be an obscure glazed window from the ensuite and there are no side facing windows to the dwelling to the north. The proposed windows to the rear elevation include a new window from the bedroom and an obscure glazed window from the additional bathroom. These windows only overlook open fields to the rear.

The proposed extension is not deemed as overbearing and will not have an adverse impact in terms of overshadowing the property to the north as it does not have any side elevation windows.

Taking the above into account, the proposed first floor 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

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. The drive to the front and side is clearly sufficient to accommodate this number of vehicles

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 first floor 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 and 3 of the South East Lincolnshire Local Plan, 2019.

Conclusion

The recommendation is 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.