

DECISION DELEGATED TO DEVELOPMENT MANAGER
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Application No:	H04-0512-21	Applicant:	Mr & Mrs M Granby
Proposal:	Proposed 2 storey extension and alterations		
Location:	48 Gleed Avenue Donington Spalding		
Terminal Date:	2nd July 2021		

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 2019**

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT**Proposal**

This is a householder application seeking permission for a proposed two storey extension and

internal alterations to the property at 48 Gleed Avenue, Donington.

Site Description

This site is situated within the settlement boundary of Donington, according to the South East Lincolnshire Local plan, 2019.

The semi detached dwelling is located on the southern side of Gleed Avenue and is set back from the road. The dwellings in the area are of a similar age and design. To the front of the dwelling there is a gravelled driveway. There is a wide side access to the rear with a detached outbuilding on the western boundary. The rear garden is long and large which is typical of the properties in this area.

History

No relevant planning history.

Consultation Responses

Member of the public (1 comment) - Recommendation for a planning condition requiring the installation of a minimum of 4 swift nest bricks to provide enhancement for biodiversity.

Black Sluice Internal Drainage Board- The Board has a byelaw (No.10) which prohibits the siting of any structures, including planting, within 9 metres of the top of the bank of a Board-maintained watercourse without the Boards prior written consent. In this instance, the applicant's proposals do not affect this watercourse and therefore no consent is required. However, any existing items within the byelaw distance, such as fences or hedges, are considered by the Board to be unconsented unless proven otherwise. Any existing structures and planting may remain provided that the applicant maintains those items and the watercourse appropriately, and removes any such items on request of the Board given reasonable notice.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 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 extension will project from the western side elevation by a maximum of approx. 3.3m and a depth of approx. 8.5m. Part of the extension protrudes beyond the rear elevation, which would connect to the existing conservatory and has a maximum depth of approx. 4.4m. Having regard to the existing dimensions of the house and plot it sits within, the proposed two storey extension and alterations are acceptable in terms of scale, mass and bulk.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will 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.

A hipped roof will be formed to cover the proposed two storey extension. Due to the proposed extension being set back from the original front elevation and being of a lower height than the existing, it could be considered subservient to the original dwelling.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes a downstairs wet room to replace the existing kitchen, and the proposed extension will add a larger open plan kitchen and dining room, with a utility room area. The existing lounge and dining area will be replaced with a bedroom and part lounge area. To the first floor, the proposed extension will create an additional two bedrooms, with an en suite also. 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 proposal is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impact upon Residential Amenity

Paragraph 127 of National Planning Policy Framework (2019) 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 windows to the front and rear elevations of the first floor of the extension will not have a material overlooking impact. There is no dwelling immediately to the rear and the front facing windows are tantamount to a normal frontage relationship. The side facing window at first floor would be obscure glazed (bathroom) and would appear to face towards the neighbouring landing window in any case.

It is not considered that there would be an overbearing or overshadowing impact upon the neighbouring property to the west, with a separation distance of approx. 8m to the opposing elevating and the side facing windows of that property would appear to be to non-habitable spaces.

Taking the above into account, the proposal is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 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. There are two spaces maximum within the curtilage of the property, with no on-plot turning. There is an option for on-street parking which, on balance, would be 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 two storey extension and alterations 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.

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.

Conclusion

The recommendation is for a delegated approval.