DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0926-23**	**Applicant:**	**Mr R Barrett**
Proposal:	Single Storey Rear Extension & Extension over Existing Garage		
Location:	12 Greenfields Holbeach Spalding		
Terminal Date:	14th December 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	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a single storey rear extension and an extension over the existing garage at 12 Greenfields.

Site Description

The site lies within the defined settlement boundary of Holbeach as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is made of bricks with a tiled roof and white uPVC windows and doors, dwellings within this area are made of a variety of brickworks with multiple different styles and designs.

History

No relevant planning history.

Consultation Responses

South Holland Internal Drainage Board

No comments.

Lincolnshire County Council Highways Authority

No objection -

Space is to be retained within the proposed extension for vehicle parking and no alterations are proposed to be made to the existing access arrangement for the property. Therefore, 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 or a severe residual cumulative impact upon the local highway network and so 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.

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, there have been no letters of representation.

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

Section 12 of the National Planning Policy Framework (2023) specifically relates to 'Achieving well-designed places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

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 used on the proposed extension will match the existing dwelling throughout. The walls will be facing brickwork, the roof shall be concrete tiles and the windows, doors and rainwater goods will be white uPVC. This ensures that the development matches the dwelling and is in keeping to ensure no visual discrepancies arise. This is therefore acceptable.

For the single storey rear extension it shall be the same length as the existing dwelling with a length of around 9075mm. It will protrude from the rear by approximately 3940mm providing an adequate amount of extra floor space in this area to accommodate to the residents needs. The height will come level with the first floor windows with the roof pitch sloping down towards the rear with the eaves being around half the height of the dwelling. Furthermore, the extension over the existing garage will run to the rear of the dwelling covering the full length of the garage and shall come from the side elevation to be level with the garage on this side. The eaves of the extension will be level with the existing eaves around the dwelling with the ridge height being slightly higher than the existing. Overall, this extension could be considered to be substantial in size however it provides adequate extra floor space for the room at the rear alongside creating space for a new bedroom, whilst it is not common for the dwellings in this area to develop on the garages the design of the extension will be acceptable and as such benefit such a scheme.

The porch at the front of the property shall be slightly altered and shall change from a flat roof to a hipped roof. The design it shall feature will be similar to a porch further down the road and therefore will look in keeping with this dwelling, further to this flat roofs are not commonly favourable by LPAs and by altering this it will make the front elevation more appealing. There will also be four new windows and doors along the northern elevation which are all on the ground floor. The existing kitchen will be relocated to the rear of the extension which shall now be an open plan kitchen and garden room, with the conservatory now acting as a utility.

The proposal is therefore considered to be in accordance with Policies 2 and 3 of the SELLP and Section 12 of the NPPF in relation to the layout and design on the scheme.

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 shall be new windows along the ground floor side elevations, due to the fact these are the ground floor it will provide a lesser view than if they were on the first floor. As such, existing boundary treatments will limit any view these windows may offer and as such the development should not result in a loss of privacy. Furthermore, there are existing windows on these side elevations and therefore any new windows would not provide aa view that is not already available through these. On the first floor there will be a new window at the rear, as mentioned earlier there are existing windows on the rear elevation also and there will also be no new issue here.

Despite the minimal separation distance to the neighbour on the north, the positioning of the dwelling benefits the scheme and ensures that no shadow will cast onto the neighbour throughout the day. In addition to this, there are adequate distance to the front and rear with distances upwards of 25m for both and there should not be a shadow cast on the neighbour across the road and the

land at the rear. This development is therefore considered to be acceptable in terms of overlooking and overshadowing. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

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. There are three existing bedrooms within this dwelling with the addition of a fourth following the development being carried out, as such a minimum of three spaces will be needed. The drive at the front will be able to support upwards of three spaces and allow residents to park their vehicles away from the highway.

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 inside the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, the potential issue due to the size of the extension is considered acceptable as stated. The limited issues with amenity of nearby residents has been mentioned and justified, 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, 3 and 36 and Appendix 6 of the SELLP, along with the identified sections contained within the NPPF. The are minimal 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.