DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0958-23**	**Applicant:**	**Mr B Howlett**
Proposal:	Single storey rear extension to existing bungalow		
Location:	Moonraker Long Lane Gedney Hill		
Terminal Date:	25th 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
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 to existing bungalow at Moonraker, Long Lane.

Site Description

The site is located within the defined settlement boundary of Holbeach Drove as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). Moonraker is made of bricks with a tiled roof and white uPVC windows and doors, at the front of the property there is a grassed area surrounded by a large gravel driveway for vehicle parking. Along Long Lane there are a variety of bungalows and two storey houses with a difference in designs and layouts.

History

H05-0637-89 - Change of use of part of garage to workshop for wooden crafts - Approved

Consultation Responses

South Holland Internal Drainage Board

No comments.

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 existing walls of the dwelling are made from facing bricks with a white render, the roof is concrete interlocking tiles and a felt flat roof at the rear with white uPVC windows and painted timber/ white uPVC doors. For the development, the walls shall be white render with a grey GRP flat roof, they shall be re-using existing windows as well as installing new white uPVC windows and the proposed doors shall also be white uPVC. The use of rendering will allow it to look similar to parts of the existing bungalow as will the use of white UPVC windows and doors throughout, the grey GRP flat roof is a typical material to use on flat roofs like this and therefore this can also be seen as

acceptable. Flat roofs are not commonly favourable by the LPA however as this development will be at the rear and a flat roof is there currently this extension is therefore considered to be acceptable.

It shall protrude from the rear by around 4603mm and will run the same length as the existing bungalow which is around 12300mm. The height of the extension shall be 2300mm to the top of the flat roof. These measurements are considered to be acceptable and proportionate to the dwelling despite it running the full length it doesn't protrude from the rear by a significant amount and therefore the extension is considered to be acceptable in this regard.

As part of the proposal some alterations will be taking place internally. Both the existing lounge and kitchen will become bedrooms as one of the existing bedrooms will be replaced with a shared bathroom and en-suite for 'Bedroom 1'. In doing so, there will be the addition of one extra bedroom when compared to the original. Within the rear extension there shall be a large open plan lounge, dining and kitchen with multiple rooms adjacent to this, most likely these will act as a utility. Many of these alterations do not require planning permission but have been included within the plans and as such have been addressed. These alterations would not result in an unacceptable impact upon the character or appearance of the area.

Taking the above into account, the proposal is considered to be acceptable. The proposal would not cause an unacceptable adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

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 one new window facing the south east neighbour, however, there is a distance of around 8607mm from this window to the boundary, this is considered to be an adequate separation distance to limit any potential issues. Alongside this, there are two existing windows along this elevation and therefore there shall be no new issues that will arise following the development being carried out. On this boundary there is an existing 2m boundary fence and this will provide cover should an issue arise. There are no windows on the other elevation closer to the other resident and therefore this is acceptable.

Despite the minimal distance of 1553mm to the boundary, the positioning of the extension means that no significant shadow would be cast onto the northern neighbour. There is an adequate distance to the neighbour on the other side and this is also benefitted by the positioning, further to this, there is an adequate distance to the land at the rear despite the positioning meaning if there was to be a shadow cast in this direction it would be minimal. As such, no material overshadowing is considered to occur following this development being carried out. 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 two spaces must be provided for dwellings with three bedrooms. There are two existing bedrooms within this bungalow with the addition of a third following the development being carried out, as such a minimum of two spaces will be needed. The drive at the front of Moonraker clearly can support this and provides adequate spaces for 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 within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality or the amenity of nearby resident and is seen as acceptable. Overall, the development conforms with the South East Lincolnshire Local Plan for the most part 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, 36 and Appendix 6 of the SELLP, along with the identified sections contained within the NPPF. The 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.