

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H06-0115-23 **Applicant:** Mr & Mrs D Wignall
Proposal: Renovations, extension and alterations
Location: 1 Pit Lane Gedney Drove End Spalding
Terminal Date: 4th April 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission to demolish the existing conservatory to the rear and the lean-to to the side and erection of a single storey side extension to extend the existing kitchen/lounge to create a large open plan kitchen/lounge/dining area. It would have a side projection of 1.7 metres.

A number of internal and external alterations are also proposed to include conversion of bedroom 2 into a bathroom and utility area and addition of a new window opening in the southern elevation.

The proposal also includes the addition of solar panels on the southern side of the roof and raising the height of the roof from 3.8 metres to 4.3 metres.

The external materials would comprise smooth white render with marley eternity anthracite grey cladding on the gable ends, marley modern concrete interlocking tiles, upvc anthracite grey doors and windows and black upvc fascia's and rainwater goods.

SITE DESCRIPTION

The application site is located on Pit Lane in Gedney Drove End. It comprises a detached pitched roof bungalow with a flat roof lean-to element to the side and a conservatory to the rear. To the front is an informal parking area. The immediate area is residential and comprises dwellings of varying ages/designs/sizes.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Gedney Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

The site is within the Gedney Drove End settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The extension would be sited within the existing residential curtilage therefore the principle of a development associated with an existing dwelling is considered acceptable.

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 key material considerations are addressed below.

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 side extension would have a minor side projection and footprint and is considered proportionate to the existing bungalow and the overall site. It is considered to improve the overall appearance of the site as the existing flat roof element does not have a positive contribution.

The proposed external alterations which include the addition of a new window opening in the southern elevation, the addition of solar panels on the southern side of the roof and raising the height of the roof from 3.8 metres to 4.3 metres are considered acceptable as they would not significantly alter the overall appearance of the site. The additional window would not be visible from the public realm and the solar panels would be installed in the southern elevation therefore they would not appear overly prominent in the street scene. With regards to raising the height of the roof this would result in little discernible difference in the overall appearance of the bungalow as its design would remain the same.

The proposal to introduce render and cladding as well as new roofing, doors, windows, fascia's and rainwater goods are considered acceptable as they would improve the overall appearance of the currently run-down bungalow and provide an element of uniformity so there is no mismatch of old

and new materials.

As such the proposed extension and alterations would comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon 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.

The closest neighbour to the proposed development is to the north of the application site (Kandar). The proposed extension would be sited close to the shared boundary with this neighbour. However, the relationship with this neighbour is not considered to significantly change given there is a lean-to at present in the same location.

With regards to the neighbour to the south (St Clement) the proposed extension would not be visible to this neighbour as it would not project beyond the front/rear elevations of the existing bungalow. A new window opening is proposed in the side elevation facing this neighbour, however, this is not considered to result in unacceptable overlooking or loss of privacy given there are several existing windows in the southern elevation. With regards to increasing the height of the roof, this is fairly minor (0.5 metres) therefore it is not considered that any unacceptable impact would result from this, especially considering the pitch of the roof faces away from this neighbour.

Given the above the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

The proposal would lose one bedroom therefore only one off-street parking space would be required for the site which can be accommodated at the front of the site. As such site would comply with Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019).

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking issues. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2021).

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

The application can be approved under delegated powers.