DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-0360-20**	**Applicant:**	**Mr H Dickinson**
Proposal:	Single storey extension - re-submission of H06-0035-20		
Location:	Impallarcom House Stonegate Gedney		
Terminal Date:	26th June 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for single storey extension to dwelling at Impallarcon House, Stonegate, Gedney. This is in fact a re-submission of application ref. H06-0035-20. The difference between the approved works and the proposed alterations are detailed and assessed below in the section on planning considerations.

There is an open-air swimming pool in the rear garden. The proposed development is to form an extension from the original rear wall of the house to enclose the pool indoors providing access from

and to the house.

Site Description

The site is at the end of row of properties forming frontage development on the western side of Stonegate. Nearly all properties are detached dwellinghouses. There is a mix of designs, appearance and ages as the buildings were individually designed.

The application site extends from the road (east) to the drain (west). Open fields extends further to the west and south. The property is a two-storey detached gable pitched house. Extending from the rear wall of the house, there is a slabbed patio. An open-air swimming pool is in the rear garden. The remainder of the garden is laid in grass. The existing boundary treatment in addition to mature leafy trees in adjacent curtilages significantly obscure views onto the site.

History

H06-0035-20 - Single storey extension to dwelling - Approved

Consultation Responses

Gedney Parish Council

Supports this application.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Gedney as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is incidental to the enjoyment of a dwelling house is 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.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting, among other considerations. 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 as per Policy 2 of the SELLP.

In comparison with the previously approved development, the proposed extension will be approximately 2.50 metres less wide and protrude 1.65 metres less from the original rear wall of the house. The maximum height will remain in 3.10 metres. In view of such dimensions, the proposals will lead to a more restricted material increase in comparison with the previous extension and keeping subservient with the dwellinghouse in terms of scale, mass and bulk.

The form of development hereby proposed slightly differs from the previously approved extension. The footprint will protrude not only from the rear wall but also 1.45 metres from the northern side wall. Furthermore, the link between the swimming pool and the house will be removed. The extension will be built in one single unit. A sun room will be between the dining room and the swimming pool. Adjacent to it, a shower room which will be accessed from the pool, and also a storage room with access through a personnel door.

The roof across the entire extension will be still flat with a parapet wall. A roof canopy will remain along the southern side elevation. With regards to the openings, a pair of sliding windows will be removed on the southern elevation. The personnel door will be relocated from facing north to east. The remainder of windows and doors will not be altered.

No alterations have been proposed for the external materials. The walls will be also treated with stained timber cladding. Butyl rubber liner will be extended across the roof and the parapet wall with cladding matching the walls. Openings would be made of Anthracite grey UPVC. The appearance would be sympathetic with the ochre facing brickwork of the house and would somewhat enhance the aesthetics of the property with a more contemporary appearance.

Flood risk and drainage

Policy 4 of SELLP is concerned on flood risk management and states that new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

The proposals works will include the installation of one soakaway for surface water runoff management and foul waters to the mains sewer through existing connection. The suitability and specifications would be approved with SHDC Building Control at a later stage although in principle the drainage strategy appears acceptable as it accords with Policy 4.

Residential amenity

The proposed height and single-storey nature of the extension would restrict the prominence of the development in the eyes of residents living in the adjacent property Greystones to the north. In addition to that, the mixture of 2 metre high timber fence on the boundary adjoining Greystones and further planting and trees across other boundaries would significantly obscure views from the neighbouring property. In view of the scale of the extension and aforementioned boundary treatment, the relocation of the footprint towards Greystones will not affect the amenity standards of this dwelling.

The bulk of the extension would be well accommodated in the rear garden. After carrying out the proposals, approximately 850 square metres of grass area would be available as amenity area outdoors for the enjoyment of the occupiers of Impallarcon House.

The extension would create no harmful impact upon the amenity standards of the occupiers of the houses in the vicinity. Neither overlooking nor overbearing nor overshadowing could occur. Therefore, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (SELLP), 2019 as well as Section 12 and 14 of the National Planning Policy Framework (NPFF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.