DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-0653-22**	**Applicant:**	**Mr M Cozens**
Proposal:	Side extension & alterations		
Location:	12 The Paddocks Gedney Spalding		
Terminal Date:	25th August 2022		

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	1	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for s single storey side and rear extension to create a store, utility room and a shower room. The extension would measure between 3 and 3.8 metres (width) x 6 metres (depth) and stand at between 3.8 and 4.5 metres in height (2.6 metres to the eaves). The external materials would match the existing dwelling.

SITE DESCRIPTION

The site is located on The Paddocks in Gedney. It comprises a two storey red brick built semi-detached dwelling. There is a single detached garage to the rear, attached to the neighbour's garage. To the front is a gravelled driveway providing additional off-street parking provision for several vehicles. the immediate area comprises residential dwellings varying in size/design.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Gedney Parish Council

The Council supports the application.

Resident

One local resident commented in support of the application.

PLANNING CONSIDERATIONS

Principle of development

The site is within the Gedney settlement boundary and the proposed extension would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse 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.

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 extension would be clearly visible from the public realm given its siting and the location of the property on a corner plot. However, it is not considered to result in any unacceptable impact on the street scene given its relatively minor footprint and side/rear projection. It would appear subservient to the existing dwelling and its design is also considered sympathetic given the roof design would follow the design of the existing dwelling. In addition, the use of matching external materials would ensure the extension is in keeping with the existing dwelling.

As such the extension would on balance 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 attached neighbour at no.10 The Paddocks is the closest. The majority of the proposed development would be blocked by the applicants existing house. Only the small rear projecting

element would be visible to this neighbour. Given the small rear projection (2.2 metres), limited height and single storey nature, and the distance from this neighbours boundary (8.5 metres) no unacceptable overshadowing or overbearing impact is considered to result.

With regards to the neighbour to east at no.14 The Paddocks the proposed extension would not be visible to this neighbour as it would be blocked by the existing garages along the rear boundary. As such no unacceptable impact would result on the amenity of this neighbour.

With regards to the neighbour to the north the property is located on the opposite side of the road. Given this and the separation distance no unacceptable impact would result.

As such 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

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. It is unclear how many bedrooms the property has, however, a maximum of 3no off-street parking spaces would be required for the site. The proposed extension would block access to the existing garage, however, at least 3no off-street parking spaces can be accommodated in the driveway therefore the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or parking implications. 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.