

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H06-0671-23 **Applicant:** Mr D Hart
Proposal: Proposed rear extension and loft conversion with dormer window
Location: Norwood House Station Road Gedney
Terminal Date: 21st September 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 9 - Promoting sustainable transport
Section 12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed rear extension and loft conversion with dormer windows. It is important to note that the rear extension can be done under

Permitted Development but has been included in the plans and therefore referenced in the report.

Site Description

The site lies outside the settlement boundaries of Gedney as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The property is set back from the highway by around 20m with a large gravel driveway and grass area at the front of the property. There is a hedge running the full length of the boundary at the front of the property continuing around the sides and rear also. The dwelling is made of bricks with a tiled roof and white uPVC windows and doors, there is a small outbuilding at the rear of the property with works appearing to be started behind the house. To the north of the house there is a warehouse with access to this via the road and a gate in the existing hedge.

History

H06-1150-21 - Change of use of agricultural land to domestic and erection of building to house and maintain private vehicle collection - Approved

Consultation Responses

Gedney Parish Council

No objection.

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, no letters of representation have been received.

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 2021) 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

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, 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 measurements of the rear extension are approximately 9296mm width by a 3636mm rear projection. The extension would have a height that extends up to around half of the height of the existing eaves. The rear extension can be developed under Permitted Development, and therefore provides a fallback position of great weight in this regard. The concerns for this addition in regard of the application are minimal and the size of the extension is considered to be proportionate in any

even as to not impact upon the character or appearance of the area.

The loft conversion with the dormer windows will be around 3670mm by 3778mm, with the dormer being set slightly below the ridge height of the host dwelling. This ensures that it provides enough head room and floor space for the resident that will reside in the loft conversion. Overall, it can be considered that this development is proportionate and acceptable.

The materials being used on the development are all to match the existing, the walls, windows and doors will be made of the same material. This ensures that it blends in and does not create any visual discrepancies. The design of the rear extension and loft conversion incorporates a flat roof feature, flat roofs are not commonly favourable by Local Planning Authorities; however, it can be considered that the design is to the rear of the property, set over 20m back from the highway and the nearest resident is over 85m away and therefore the potential impact or effect on the area will be very minimal, with no identified impact on the street scene.

The alterations taking place as per the proposal; these include internal alterations such as the opening up of the kitchen into the extension with a new 'Family Room' being adjacent to this as part of the extension. There will be three rooflights situated on the extension as well as a variety of windows to allow for natural light. There will also be a set of French Doors and bi-fold doors with steps leading up into the extension. A spiral staircase to the loft will be located on the landing with the opening into this area being slightly enlarged. Finally, the loft conversion will incorporate a bedroom en-suite and a spiral staircase in a smaller separate room. There will be two windows at the rear of this to accommodate the dormer windows. Many of these internal alterations are not subject to the need to obtain planning permission through this application.

Overall, it can be considered that this application is in accordance with both Policies 2 & 3 of the SELLP through its design and layout by improving the area and locality and Paragraph 130 of the NPPF.

Impact on Residential Amenity/Land Users

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed rear extension and loft conversion with dormer window would have no impact on resident amenity. The nearest resident to Norwood House is over 85m away. There would be no concerns regarding overshadowing or overlooking and the development would not be overbearing on the area or locality. 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.

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (2021) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2021) 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".

Policy 36 (Appendix 6) of the South East Lincolnshire Local Plan outlines the minimum required parking spaces that must be provided within the curtilage of a house. Three spaces must be provided for dwellings with four or more bedrooms, as this property will now have four bedrooms following the loft conversion it must meet this standard. It can be considered that there is adequate parking to the front and side of the property to accommodate the minimum spaces required and it won't effect highway safety.

It can be considered that as a result of this application it won't cause an unacceptable impact on highway safety, therefore it should not be refused on highway grounds.

The development is therefore in accordance with Policy 36 (Appendix 6) of the South East

Lincolnshire Local Plan and Section 9 of the National Planning Policy Framework as it provides enough vehicle parking and will not cause an unacceptable impact on highway safety.

Planning Balance

The proposed rear extension and loft conversion with dormer windows would not materially harm the character or appearance of the area. There would be no overshadowing or overlooking as a result due to the distance to neighbouring properties. The overall design and materials being used are in keeping with the property in which the application is going.

This proposal is therefore considered to be in accordance with Policies 2, 3 & 36 (Appendix 6) of the SELLP and Sections 9 and 12 of the NPPF

Conclusion

The recommendation is for a delegated approval.

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.