

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0648-20 **Applicant:** T Nightingale

Proposal: Conversion of existing garage into habitable space and proposed rear extension

Location: Greenfields 7 Station Road Gedney Hill

Terminal Date: 5th October 2020

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 2019

Paragraph 127 of Section 12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for conversion of existing garage into habitable space at Greenfields, 7 Station Road, Gedney Hill, Spalding.

Site Description

The site is at the southern end of the built-up area of Gedney Hill. The area is residential

interspersed and/or surrounded by agricultural land. A wide range of house types, designs, appearances and ages has been observed in the locality. To the west, Station Road bounds the site. To the north, there are ongoing works on the adjacent land for the construction of a single detached dwelling (application ref. H07-0815-19). To the south, a drain which also runs adjoining the front boundary. To the east, vast agricultural land which has extant permission for erection of 9 dwellings (application ref. H07-0015-20)

Greenfields is a bungalow built circa 1980s. The site is of generous size. The dwelling is set back approximately 18.30 metres from the edge of the highway which allows spacious front garden for the property. It is partially grassed and the other half is a wide gravelled drive from the vehicular access near the adjacent site to the north. A 2 metre high feathered timber fence is on the northern site boundary and conifer hedge on the southern and eastern boundaries.

History

H07-0285-78 - Use of land for parking lorry and alteration of vehicular access at Station Road - Approved

Consultation Responses

None.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Gedney Hill as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of converting a garage into habitable space 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 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 property currently benefits from a subsequent rear extension that accommodates a toilet and conservatory. The conservatory and the rear brick wall of the toilet will be demolished and the other walls will remain. From there, the proposed extension will be erected. The development will protrude 3 metres of the original rear wall of the bungalow and will extend 9.65 metres to join nearly the southern side wall. The maximum height will be 2.75 metres above ground levels.

The material increase will not be significant in comparison with the current rear addition to the bungalow. It is therefore considered that the development will be also subservient to the host property in terms of scale, mass and bulk. Furthermore, the outdoor amenity will nearly remain as the form of development will not encroach onto the rear garden which is in fact fairly sizeable.

Internally, the two existing rear windows from where the proposed extension will be built are planned to be removed and create a larger opening to ensure access between the new room and the house. The aim of the development is to replace the conservatory into orangery. The proposed works also seek the enlargement of the existing toilet. The in-built garage will be also converted into a study room and the ensuite and dressing room for the adjacent front bedroom. New partition walls and replacement of openings are deemed acceptable as they are functionally necessary to undertake the conversion.

The material schedule is such that the development will appear well blended with the bungalow. All external materials will match the existing in the host property.

In summary, the development is of subservient scale and height. The external appearance will be such that the proposed conversion will appear well-integrated with the existing fabric of the bungalow. The aim of the proposals will meet the functional needs of the dwelling occupiers and the use of the development will be in keeping with the residential nature of the building and the character of the local area. Therefore, the development proposal complies with the policies mentioned at the top of this section concerning design, layout and impact upon the character of the local area.

Residential amenity

The material increase of the development is negligible. It will not create any adverse effect to the future occupiers of the dwelling being built to the north. No other residential properties adjoin the site.

Car parking provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for parking provision. The minimum number of car parking spaces depends upon the number of bedrooms in the dwelling.

Should the intended orangery be used for regular or permanent bedroom space, the total number of bedrooms will rise up to 4. The annexed document establishes that 3 spaces for dwellings with 4 or more bedrooms should be ensured. Greenfields has a fairly long and wide gravelled drive. Three cars can be easily accommodated for parking. Thus, this application accords with Appendix 6 of SELLP.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Paragraph 127 of the National Planning Policy Framework (NPPF), 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.