DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H07-0977-23**	**Applicant:**	**Mr S Davies**
Proposal:	Part ground floor to be demolished, addition of rear extension and replace roof to create first floor		
Location:	Springfields 120 North Road Gedney Hill		
Terminal Date:	29th December 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2023

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

The proposal is for a part of the existing ground floor to be demolished with the addition of a rear extension and replace the roof to create a first floor.

Site Description

The site lies outside the defined settlement boundary of Gedney Hill as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The site is part of a relatively small cluster of

properties on each side of North Road in this location. This set of buildings is visibly disconnected from the built-up area of Gedney Hill to the south-east. The property the subject of this application is a 'brick-and-tile' bungalow built circa 1980s which stands within a spacious site. A strip of lawn with some planting is adjacent to the highway and a concrete paved area used as a driveway is to the front of the property. Subsequent house extensions were carried out to the original building forming a L shape. The rear garden is also laid to lawn. Mature hedgerow and a few leafy trees are on the rear and side boundaries.

History

H07-0755-19 - Part ground floor to be demolished, addition of rear extension and replace roof to create first floor - Approved

Consultation Responses

No consultation responses 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 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.
Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Planning Considerations

Layout, Design and Consideration of the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (2023) specifically relates to 'Achieving well-designed places' and details that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 130, contained within Section 12 of the National Planning Policy Framework (2023), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments 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 South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.
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.

These policies accord with the provisions of the National Planning Policy Framework and require 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.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The materials of the development will match closely to the existing dwelling, the walls shall use matching brickwork with the roof using concrete tiles to closely match the existing. Both the windows and doors will be white uPVC to match. This ensures that the extension will be in keeping with the host dwelling and mean that no visual discrepancies arise.

The rear most part of the house will be demolished partly, this shall remove an existing WC and two outhouses. As such, the proposed extension shall fill in a gap to make the house a solid building where as currently it is an L shape. It shall have a length of 9945mm and a width of 5080mm, this makes the full length around 14135mm and the width around 12780mm. The ridge and eaves shall be level to the existing. This provides adequate extra floor space on the ground floor as well creating space for a room on the new first floor, any issues that could arise due to the size would be limited due to it being set back from the highway and it having plethora of trees and hedges along the front and side curtilages.

Finally, there will be a variety of alterations being carried out within the proposal both internally and externally. There shall be new windows on all the elevations to provide extra natural light into existing and proposed rooms. Additionally, there will be roof lights on the northern and southern elevations, within this new first floor there will be a balustrade with French doors to allow for a balcony coming from the proposed lounge. The first floor is created through the alterations to the roof provide floor space internally for it to operate as a lounge.

Internally, the existing studies and one bedroom on the north west side will now act as a bedroom with an en-suite, walk in wardrobe and dresser. A new bedroom shall also be located in a front room, the lounge on the opposite side shall be converted into two bedrooms following the addition of an internal wall. To create an entrance into the rear section of the house the WC shall be removed and further relocated, the existing kitchen in this rear part will now become the new WC and utility with the new kitchen going in the extension. This shall be an open plan kitchen/ dining room with stairs along the wall leading into the first floor. As mentioned, the first floor shall be act as a lounge.

Many of these alterations, particularly those internal do not require planning permission but have been included within the report and as such have been addressed. These alterations would not result in an unacceptable impact upon the character or appearance of the area.

Taking the above into account, the proposal is considered to be acceptable. The proposal would not cause an unacceptable adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Impact on Residential Amenity/ Land Users

Paragraph 130 of the National Planning Policy Framework (2023) states that development should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There shall be no overlooking following the proposal being carried out, this will be due to the adequate separation distances plus the existing trees/ hedges being able to provide cover and block any view that may arise. As such, no privacy will be lost. Similarly, the first floor balcony will cause no issues due to it facing the rear where no neighbours are located.

Due to the positioning alongside the aforementioned trees and hedges there should be no shadow

that will be cast onto the direct neighbours as a result of the extension and proposed works being carried out. The changes to the roof shall be the same height and level with the existing and therefore this will also mean no overshadowing should occur.

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 development is therefore acceptable in terms of resident amenity and the potential impacts for overshadowing and overlooking are considered to be minimal.

Parking Provision

Section 9 of the National Planning Policy Framework (2023) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2023) 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".

Further, Policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least three spaces must be provided for dwellings with four or more bedrooms. There is one existing bedroom shown within the plans, following the development being carried out there shall now be four bedrooms, as such a minimum of three spaces will be needed. The drive at the front of Springfields clearly can support this and provides adequate spaces for residents to park their vehicles away from the highway.

Therefore, the development is considered to be in accordance with Policy 36 and Appendix 6 of the SELLP and does not cause an unacceptable impact on highway safety.

Planning Balance

As detailed above, 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.

The proposal represents appropriate development outside the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning policy Framework when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with policies 2, 3 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (SELLP) (2019), along with the identified sections contained within the National Planning Policy Framework (NPFF) (2023). The are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.