DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-1050-20**	**Applicant:**	**Mr R Brooks**
Proposal:	Single storey extension		
Location:	Crofton 7 Highstock Lane Gedney Hill		
Terminal Date:	25th January 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Paragraph 127 (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 single storey extension to the property known as Crofton, at 7 Highstock Lane, Gedney Hill, Spalding.

Site Description

The site is within the built-up area of Gedney Hill. Highstock Lane is a perpendicular road with the Station Road which is the main highway of the village. Development is restricted to the northern side comprising detached bungalows built circa late 1980s. A agricultural field extends opposite the road. Planning permission has been granted for further residential development at such location.

The site is rectangular. The front section is gravelled and used as a drive area for car parking. A front yard adjoins the western boundary and is enclosed by a garden fence from the drive. A 2 metre high timber featheredge fence is on the boundaries with the adjoining plots on the frontage. The rear garden is largely spacious and laid in lawn.

The property is a detached bungalow with a L shape. Three gable ends has the building, two of them between front and rear and one further facing north-west for a subservient element to the main bulk of the building.

History

None.

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. The principle of an extension that is incidental to the enjoyment of a dwelling house is acceptable.

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.

The proposed extension would project onwards from the western section of the dwelling's front elevation. Given the L shape of the building, the protrusion would range between12.30 metres and 4.50 metres. The width will be up to 6.62 metres from the western elevation to the central point of the front elevation. The height would be marginally lower than the apex height of the bungalow. Having regard to the dimensions of the dwelling as it currently stands, it is concluded that the development would be subservient to the host property in terms of scale, mass and bulk.

Internally, the purpose of the extension is to gain further floorspace to relocate two existing bedrooms which are currently onto the rear garden and accommodate one further. The proposals respond to the increasing living needs of the bungalow occupiers. The floorspace left after the relocation would be filled by a kitchen and utility room. The hall would be enlarged and a front porch created.

A gable pitched roof would be formed on top of the extension in order to deliver an appropriate form of development that merge well with the host property. Likewise, the external materials would be matching as close as possibly those of the bungalow.

Other features on the front elevation would be the creation of a porch integrated to the front extension and partially open. The existing bow window of the sitting room would be replaced by a bay window.

Residential amenity

Initially, it was of case officer's concern the position of the bedroom windows. The openings would be facing a 2 metre high timber closeboard fence, only with a separation distance of 74 centimetres and the centre of the windows would be in the region of 1.65 metres. The views would be restricted and not excessively pleasant. Most importantly, the fenestration would be oriented to the north-west. Taking into consideration of the sun path, the enjoyment of daylight through the bedroom windows would be significantly limited especially in winter times.

Albeit non-adopted yet, South East Lincolnshire Local Plan Design Guide SPD sets out the design principles and criteria from which new development should be assessed against. Daylight is a recurrent factor across this policy document. It is of significant relevance when it states that "care should be taken in the design of development of daylight or sunlight to habitable rooms" and "it is important that the orientation, location and use of the room are all taken into account". These considerations echo Paragraph 127 of NPPF (2019) when establishes that planning decisions 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".

After negotiating some amendments with the application's agent, two Velux windows should be incorporated to the proposals for Bedroom 1 and 2. Bedroom 3 window would face south-west which is more acceptable than the other two-bedroom windows. Velux windows would be 70 x 80 centimetres. This size would be fairly acceptable in view of the gross internal area of the bedrooms.

On balance, the introduction of openings on the roof top would enhance the enjoyment of daylight for the occupiers of Bedrooms 1 and 2 insofar as the amenity standards would be acceptable for the residents when using these two bedrooms. Furthermore, no overlooking would occur through the Velux windows. There would be no direct views as the ceiling is high neither opposing windows to them within the adjacent property to the north-west (Walkar at No. 5).

Planning balance

The scale and height of the front extension and other alterations would be proportionate with the host property. The footprint of the development would sit well within the site. External materials would be matching those existing in the bungalow. The alterations to the internal layout would allow the bungalow occupiers to meet their increasing living needs. The purpose would be in line with the residential character of the building and its setting.

Although the position and orientation of bedroom windows would not be ideal on the grounds of residential amenity, additional Velux windows would enhance the daylight enjoyment for the residents and, on balance, acceptable levels of amenity would be safeguarded.

In summary, any adverse impact of grating permission to the proposals would significantly and demonstrably outweigh the benefits of doing so.

Conclusion

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.

Taking into account the considerations above, the planning balance is overall positive when assessing the proposals against the policies taken as a whole. In particular, the proposals are considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019; and Section 12 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.