

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0088-21 **Applicant:** Mrs M Ellis
Proposal: Single Storey Rear Extension and Alterations
Location: 31 North Parade Holbeach Spalding
Terminal Date: 25th March 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

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for single storey rear extension and alterations to the dwelling at 31 North Parade, Holbeach, Spalding.

Site Description

The site is within the built-up area of Holbeach. The area is purely residential. Most of the plots have been individually designed over the years. Thus, there is a wide range of house types, designs,

ages, and appearances.

The site hosts a bungalow. The adjoining properties are also bungalows. To the front of the dwelling, a spacious drive area. To the rear, slabbed paved patio and two domestic outbuildings which are adjacent to the southern site boundary. In close proximity to the northern boundary, there is a detached garage which would mostly run in parallel with the proposed development.

History

None.

Consultation Responses

Holbeach Parish Council

No objection.

Members of the public

One resident has made a representation to remind that facing brickwork should match the existing as close as possible.

Planning Considerations

Principle of development

The site is within the settlement boundaries for Holbeach as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of local spatial considerations, the principle of developing an extension that is incidental to the enjoyment of a dwelling is acceptable.

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. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and its uses.

The proposed extension is an enlargement of an existing extension to the original rear wall of the bungalow. Both the width and height would be tantamount to the current protrusion and the depth would be 2.5 metres further onto the rear garden. The proposal therefore would appear subservient to the existing massing and height of the host property.

Internally, the floor layout would be altered to relocate one of three bedrooms to the front and create an open kitchen with an enlarged living room inside the extension. The existing front bedroom would benefit from an ensuite and a utility room backing onto it. The aim of the proposal is overall to meet the increasing living needs of the current householders. The intended use would remain residential such as the full property.

External materials would be matching the existing. No matter of concern here as pointed out by the resident representation. The resulting appearance would blend with the existing external fabric of the dwelling.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) 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 footprint of the enlarged extension would remain well set back from the rear boundary. No material increase would occur towards the adjoining properties. Thus, the proposal would not lead to any harm upon the nearest neighbours in residential amenity terms.

Planning Balance

The principle of an extension and alterations to form an annexe that is incidental to the enjoyment of a dwelling is acceptable.

The scale and height of the extension is subservient to the host building. The proposed materials would make the development well blended with the existing external fabric of the bungalow. The intended use of the proposed enlargement is in keeping with the residential use of the property. The material increase is not significant so no harm upon the adjoining residents.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

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 above, this application accords with Policies 1, 2 and 3 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).

Accordingly, it is recommended to approve this 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.