

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0207-22 **Applicant:** Mr D Wales
Proposal: First floor extension to bungalow involving raising the roof ridge-line.
Location: Anfield 8 Jekils Bank Holbeach St Johns
Terminal Date: 21st April 2022

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 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission to raise the roof height, dormer on the rear elevation, one rooflight on the rear elevation and 2 on the front elevation & internal alterations to create 2no new bedrooms and a study in the loft space. On the ground floor the internal layout would be changed. The roof would be raised by approximately 1 metre increasing the height from 4.8 metres to 5.8 metres. The external materials would match the existing bungalow.

SITE DESCRIPTION

The property is a detached bungalow on located on Jekils Bank, within the Holbeach St Johns settlement boundary. The bungalow is red brick built and has a gable end fronting the street. There is a single detached flat roof garage to the side and a gravelled driveway to the front with off-street parking provision for at least 3no vehicles. The immediate area is primarily residential comprising dwellings of varying sizes and designs. The site backs onto open countryside.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Holbeach Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

The site is within the Holbeach St Johns settlement boundary and the proposed extension would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse 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.

Layout, Design, Size and Scale

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; 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 area comprises a mixture of single and two storey dwellings. The application property sits between a bungalow to the east and a two storey dwelling to the west. The proposed alterations would not result in any significant changes to the overall appearance of the site from the front elevation. The proposal does include increasing the roof height by 1 metre, however this element is not considered to result in any significant discernible difference. The proposed dormer to the rear would not be visible from the main public realm but it would be visible from the open countryside to the rear, however, given its size it is not considered to dominate the roofscape or result in any unacceptable impact. The external materials of the development would match those existing in the dwellinghouse. Thus, the appearance of the roof extension/dormer would blend with the existing fabric of the building.

As such the proposed development would on balance comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019 and Paragraph 130 of the National Planning Policy Framework (NPPF), 2021.

Residential amenity

Paragraph 130 of National Planning Policy Framework (2021) 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 proposal is not considered to result in any unacceptable impact on neighbouring amenity given the separation distance to neighbouring properties. No new windows openings are proposed in the

side elevations directly overlooking neighbouring properties therefore there are no overlooking or loss of privacy concerns. The proposed rooflights on the front and rear elevation would not result in any direct overlooking.

As such the proposal would comply with Policies 2 and 3 of South East Lincolnshire Local Plan (2019) and Paragraph 130 of National Planning Policy Framework (2021).

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would increase the number of bedrooms in the property from 3 to 4 (potentially 5), increasing the parking requirement for the site from 2 spaces to 3. 3no off-street parking spaces would be retained in the garage and driveway therefore the scheme would comply with the current parking standards.

Planning balance

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.

On balance, the proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking issues. The planning balance is therefore considered to be in favour of the proposal.

Conclusion

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3 and 36 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2019).

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.

RECOMMENDATION

The application is approved under delegated powers.