

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0305-20 **Applicant:** K Hunt & K Davis
Proposal: Proposed front, side and rear extensions and alterations
Location: 10 Chestnut Avenue Holbeach Spalding
Terminal Date: 1st August 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

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed front, side and rear extensions and alterations to the dwelling at 10 Chestnut Avenue, Holbeach, Spalding.

Site Description

The area is a suburb of the historic town of Holbeach at the north-east part of the developed footprint. Chestnut Avenue is one of the main roads of the suburbs coming from the roundabout at

the junction of B1168/Boston Road and A17.

A certain variety of appearances has been observed along the road because of a range of facing brickwork types. The design, layout and house type is broadly shared across both frontages on the road. Two-storey detached houses with gable end on the front elevations.

The site has a short driveway and lawn to the front of the property. A mixed 2 metre high timber close board fencing with concrete posts extends on the boundaries adjoining the plots on each side. The rear garden is not excessively deep and is laid in artificial grass.

History

None.

Consultation Responses

Holbeach Parish Council

No objection.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Holbeach 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.

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 front extension will protrude approximately 1.70 metre from the principal elevation of the house and will extend 5.60 metres of the total width of the building at the front. The first-floor extension will be above the existing attached garage. It will extend along the western side elevation of the house and will be nearly as much as the roof of the building. The rear extension will project 3.60 metres onto the garden and will be 3.80 metres wide from the eastern side wall. Its maximum height will be 3.50 metres. Having regard to these dimensions and those of the dwelling as it currently stands, it is considered that the proposed extension will be subservient to the host property in terms of scale, mass and bulk.

The purpose of the house enlargements is to gain internal floorspace for meeting the increasing living needs of the occupiers. The unused garage will be enlarged and converted into an office and playroom. The porch will be replaced for a spacious entrances indoors. The rear extension will accommodate a sun room accessed from the dining room. On the first floor level, further space will be used to create two new bedrooms. The use of the building will remain residential in keeping with the character of the area.

A gable pitched roof will be formed on top of the first floor extension with the gable end facing west. The pitch height will be marginally below the ridgeline of the existing house roof. Identical roof style will be replicated over the rear extension whereas the front extension will have a mono-pitched roof. The form of development will appear integrated and balanced across all elevation of the house.

Moreover, the proposed facing brickwork, tiles and fenestration material will match to the existing host property.

For these reasons, the proposals will be acceptable in terms of design, layout and character of the area and will comply with the aforementioned policies.

Residential amenity

The front extension will not entail any significant material impact to the amenity of residents living in the adjacent properties on both sides of the application dwelling, No. 8 (east) and No. 12 (west).

The upward increase of the first-floor extension will not cause any overbearing neither overshadowing impact upon the nearest property No. 12. The opposing elevation has no window facing the side extension and no openings are proposed on the side elevation of the house.

The bulk of the rear extension will not be significantly perceived by the nearest residents of No. 8. This neighbouring property is set back 3.50 metres from the original rear wall of the application dwellinghouse and the views to the proposed extension will be at an oblique angle towards west. In addition to that, the existing nearly 2 metre high boundary fence will obscure most of the extension. In other words, the single-storey nature of the extension will not materially harm the amenity of residents.

In summary, the proposals will not undermine the amenity standards of the residents and they comply with one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Highway safety and parking provision

Appendix 6 of SELLP sets out minimum requirements for parking provision. 3 parking spaces are at least required within the curtilage for dwellings with 4 bedrooms or more in order to prevent on-street parking.

The total number of bedrooms will be 4 after developing the proposals. 3 parking spaces are proposed on the drive. One of them to the front of the existing garage, one near the footpath and one further set at an angle between the other two. The layout is not the most appropriate as to how the motor vehicles manoeuvre to park on each space albeit acceptable in view of the lack of alternative arrangements within the curtilage. Therefore, the proposed development will be in accordance with Appendix 6 of SELLP.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Section 12 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.