

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0382-19 **Applicant:** Mr R Storey

Proposal: Extension above garage to create bedroom and en suite, widening of passageway to create dining room with pitched roof above both including alterations

Location: Fairview Roman Bank Holbeach Bank

Terminal Date: 21st July 2019

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	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for an extension above garage to create bedroom and en suite, widening of passageway to create dining room with pitched roof above both including alterations at the property Fairview, Roman Bank, Holbeach Bank, Spalding.

The proposed development is similar to the proposals submitted and subsequently approved under

planning application ref. H09-0602-06. The only alterations are that the proposed sloping down of the pitch roof on the front elevation has been dramatically reduced in height and the first floor extension would accommodate an additional en-suite bedroom instead of two additional bedrooms.

Site Description

The surroundings of the site are mostly characterised by individually designed houses. A wide range of types, designs, appearances and ages has been observed in the locality during the site visit. The most significant exception of the predominant residential development is Holbeach Bank Primary School a few metres down the road. It is a large building built circa 1880 which is idiosyncratic by virtue of polychromatic brickwork and fenestration layout.

The site is flanked by Roman Bank to the north-west and Paddock Lane to the south and east. Fairview is a two-storey property built circa 1970 with single-storey flat roofed extension on the northern side elevation.

Caritas is an old two-storey cottage on the edge of Roman Bank and Coopers Cottage sits in a corner plot bounding with the southern-west boundary of the application's site. Both properties are the adjacent buildings to Fairview.

The application's property is set at an angle from Roman Bank with the front elevation 14 metres from that road whilst the rear elevation lies around 6.30 metres from the rear boundary adjacent to Paddock Lane. The separation distances with the adjacent properties are approximately 7 metres from the rear elevation of Caritas and 2.40 metres from the side elevation of Copper Cottage.

The site is bounded by 2 metre high mature hedgerow albeit partially by low hedgerow along the existing flat roofed side extension in close proximity to the northern boundary.

History

H09-1531-05 - Proposed first floor extension above existing garage and two-storey side extension - Refused

H09-0602-06 - Proposed first floor extension above existing garage and two-storey side extension - Approved

Consultation Responses

Residents

One public representation has been received raising the following issues:

- Harmful impact upon the existing rural character of this part of Holbeach Bank by the size and design of the extensions.
- Overbearing effect on the neighbouring properties
- Noise and disturbance during the building works
- Vehicles delivering the building materials may pose a threat to the highway safety of parents and children walking to Holbeach Bank Primary School

Planning Considerations

Scale and size

The existing single-storey front/side element which hosts the lobby would be widened by approximately 1 metre. The flat roof would be raised forming a lean-to 1.10 metre high pitch. The flat roofed rear large extension would be extended upwards. A gable pitched roof would be along this existing part of the house. The pitch height would slightly exceed the height of the original building eaves. One shed dormer window would be opened on each roof slope.

Having regard to the dimensions of the dwelling as it currently stands, it is concluded that the proposed development would be subservient to the host property in terms of scale, massing and bulk.

Design and layout

The floor plans show that the existing lobby would be converted into living room and the first floor extension would accommodate an ensuite master bedroom. One of the current bedrooms would be converted into landing reducing the total number of bedrooms to three. The use and nature of the development would be therefore in keeping with the domestic use of the host property.

The external layout and design of the house additions would be nearly identical to those of the approved development under planning application ref. H09-0602-06. The only main alteration is the replacement of sloping roof from the main house over the existing lobby for a lower lean-to roof. This change would materially lessen the visual impact of the proposal to the residents of the adjacent property Caritas which are the most affected by the intended development due to its closeness. In view of the lack of detrimental changes in the layout and design of the intended development, no harmful impact upon the existing rural character of Holbeach Bank is anticipated.

Impact upon residential amenity

Given that the sloping roof would be replaced for a lower lean-to pitch, the likelihood of overshadowing and overall visual impact to the neighbouring residents would be also lower. No changes has been submitted for the shed dormer windows which would lead to an increase of overlooking effect especially towards the windows of Caritas.

By virtue of the scale of the development, the issue of noise, disturbance and highway safety during construction works would carry little weight to such an extent to impose a condition to the grant of planning permission on these matters.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore 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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.