

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0404-20 **Applicant:** Mr & Mrs S Wycherley
Proposal: Extension and alterations - re-submission of H09-1083-19
Location: 29 Station Street Holbeach Spalding
Terminal Date: 16th July 2020

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

CASE OFFICER ASSESSMENT

Proposal

This is a re-submission that seeks permission for extensions and alterations to the dwelling at 29 Station Street, Holbeach, Spalding. Householder planning permission was granted under application ref. H09-1083-19.

The following features are the differences between the approved works and the proposed development with this re-submission:

- The first floor extension above existing garage (south-eastern part of the house) will be raised to merge with the gable pitch of the opposite first-floor extension.
- The first floor extension above existing garage will extend to the rear elevation of the house.

-Internally, the first floor extension above existing garage will be no longer for mezzanine snug and playroom but used for additional bedroom and extension of existing bedroom.

Site Description

The site is located within the built-up area of Holbeach. The area is predominantly residential. There is a concrete sheet coated outbuilding used for storage in close proximity to the rear/eastern side boundaries which belongs to the flour manufacturing business Smith Flour Mills.

The property is a 'brick-and-tile' effectively cross gable roofed two-storey dwelling. The houses nearby are similar to this property. The principal elevation faces south-west. The site is a corner plot on the junction of Station Road and Barrington Close. The front part is a gravel drive and the land to the rear is mostly paved with slabs.

History

H09-1083-19 - Extension and alterations - Approved

Consultation Responses

None.

Planning Considerations

Holbeach Parish Council

Supports the application.

Principle of development

The site is within the settlement boundaries of Holbeach as set out in the South East Lincolnshire Local Plan (SELLP), 2019. There is no objection to the principle of development ancillary to the main dwelling. The key policy issues therefore relate to the material considerations mentioned below.

Layout and design

The first floor extension above existing garage (south-eastern part of the house) will be raised to merge the gable pitch of the opposite first-floor extension. As a result, the ridgeline of the house roof will extend across the width of the building at the same height of 7.60 metres from the ground level. The development will still appear commensurate and balanced with the property as it stands in terms of scale, mass and bulk.

Although the asymmetrical gable pitch on the south-eastern part of the property provided further variety to the general design of the house, there is no objection to deliver a more symmetrical and uniform form of the development with the remainder of the development.

With regards to the proposed internal layout, this first-floor enlargement will be used for bedrooms instead of snug and play room. The use will remain residential in keeping with the remainder of the building.

The external materials will be matching those existing in the property. Thus, no adverse effect is anticipated upon the visual amenity of the host property neither the dwellings in the area.

In summary, the proposals will be acceptable in terms of design and layout and this application will accord with Policies 2 and 3 of SELLP (2019) and Section 12 of NPPF (2019) which seek achieving good design.

Residential amenity

The scale and height of the extensions are proportionate to the host property. The separation distance with the nearest property No. 31 to south-east would remain. No overbearing impact upon the adjacent neighbours would be created by virtue of the proposals.

No upper window would be opened on the first-floor extensions. The proposed roof lights would be small in size and would not overlook to any adjacent house. There would be a lengthy separation distance between the ensuite bathroom window on the front elevation and the first-floor front windows of the houses opposite the road. No loss of privacy would occur.

For these reasons, the amenity standards of residents would not result undermined because of the proposals and therefore this application accords with one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

The proposals will entail a net increase of 1 bedroom up to 4 in the dwellinghouse. Appendix 6 of SELLP sets out minimum requirements for parking provision. 3 spaces should be provided within the curtilage for dwellings with 4 or more bedrooms. Two cars can be parked in tandem to the front of the existing garage and one further along the principal elevation.

Therefore, the residential curtilage will benefit from sufficient car parking provision and the proposals comply with Appendix 6 of SELLP.

Conclusion

Taking into account the considerations above, the proposal is 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 (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.