

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0499-20 **Applicant:** Mr J Slator

Proposal: Proposed first floor side extension and ground floor front extension (retrospective)

Location: 21 Langwith Drive Holbeach Spalding

Terminal Date: 20th September 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 first floor side extension and ground floor front extension (retrospective) to the property at 21 Langwith Drive, Holbeach, Spalding.

Site Description

The area is the suburbs of the historic core of Holbeach to the west. The site faces the cul-de-sac

end of Langwith Drive. Most of the properties are two-storey detached houses with in-built garage. There is little mixture of designs, appearances and ages across the wider street scene. Subsequent extensions to the houses have delivered somewhat further variety.

To the front of the property, most of the surface is a gravelled driveway with turning point and a patch of lawn. There is a slabbed path running along the eastern boundary to the rear garden. A 1 metre high timber closeboard fence is on both sides of the drive and it raises up to nearly 2 metres in the rear garden. Mature hedgerow and bushes supplements the boundary treatment to the west of the garden.

Ongoing works have been observed in the adjacent house to the east (No. 19). 2 no. two-storey extensions to the front and rear of this property are being built.

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 developing extensions that are 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 proposed extension will protrude 3.65 metres from the eastern side wall of the house. It will extend as much as the depth of the existing in-built garage. The apex height of the extension will raise up to the ridgeline of the house. The front extension extends the full width of the principal elevation. It projects 1.10 metre outwards from the original front wall. It extends upwards just below the bottom part of the front first-floor windows. Having regard to the existing dimensions of the house, both additions appear subservient to the host property in terms of scale, mass and bulk.

Internally, the proposed extension is to create one en-suite bedroom on the first floor level. The current window for landing will be widened and converted into an internal door. No existing floor plans for the ground level have been provided with this application. However, it is known from Building Control application ref. B09-0953-17 that the front addition was built in 2017 for enlarging the lounge.

The roof on top of the first-floor extension will be hipped tantamount with the existing roof layout in the house. A ridgeline will be formed across the width of the building to join the existing hip pitch of the property. A shed roof extends across the elevation on top of the subsequent front addition. There will be one front window for the new bedroom. It will benefit from a dual pitched roof which

will relate will with the remainder of features on the principal elevation. The roof layouts in both extensions are well-designed to the extent which the development provide a sense of scale and hierarchy with the original building.

The material and appearance for new roof tiles and external openings will replicate the existing in the property. Facing brickwork matching the current bricks on external walls will be used across all rear elevation and front wall of the first-floor extension. In contrast, white render finish matching the existing one in the front extension will be applied on the entire eastern side elevation of the house. The resulting appearance will be varied with the mixture of facing brickwork and render. It is considered not to detract from the surrounding properties.

In summary, the development is of appropriate scale and height with the existing dimensions of the property. The purpose of the proposal is to meet the functional needs of the house occupier and is in keeping with the residential nature of the building and surrounding area. The proposed render across the entire eastern side elevation will provide variety to the external materials of the building in a sympathetic manner. For these reasons, the development proposal accords with the aforementioned policies concerning design, layout and character of the local area.

Residential amenity

The proposed bedroom will measure 5.06 metres in width and 3.40 metres in depth. The resulting internal floorspace is widely adequate for the living conditions of the bedroom user.

No openings is proposed on the eastern side elevation, thereby no overlooking effect will occur by reason of the development. Likewise, the openings on the front extension face onto the road but the property is set back on average 9 metres from the highway. At such distance, the levels of privacy are acceptable between house occupiers and pedestrians in the public highway.

The proposed extension will be separated 1.25 metre from the adjoining boundary with the property No. 19. There are no direct and significant views from No.19 to the intended extension. Thus, no overbearing impact will occur.

Accordingly, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

Appendix 6 of SELLP (2019) sets out the minimum standards for parking provision upon the use class. For houses and flats, 3 spaces for dwellings with 4 or more bedrooms must be provided within the curtilage of the property.

The total number of bedrooms will increase up to 4 should permission be granted for the develop proposals. The block plan show two cars on the drive area. One further could be parked in tandem to the front of the garage. In doing so, sufficient provision for car parking is made and therefore the application accords with Appendix 6 of SELLP (2019).

Conclusion

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