

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0628-20 **Applicant:** S Jackson & V Wheeler
Proposal: Extension, alterations and garage
Location: 25 Dam Gate Holbeach Spalding
Terminal Date: 28th 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

Paragraph 127 of Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed extension, alterations and garage at 25 Damgate, Holbeach, Spalding.

Site Description

The area is purely residential. The site forms part of a frontage development comprising detached houses. Residential plots is long and fairly wide. All the properties are set back in the region of 34

metres from the highway. A row of mature trees preserved under TPO/009/02/1959 extends along frontage development near the highway.

The application property is a hip roofed large bungalow. The front part of the site is largely grassed land with a long tarmac driveway with turning point running to the southern side with vehicular access on Dam Gate. The rear garden benefits from a block paved patio. The remainder of the land is grassed and gravelled. Garden planting and other paraphernalia have been observed in the rear part of the site. On the southern boundary line with No. 27, there is a 1 metre high timber wavy fence from the front and it raises up to nearly 2 metres after running the side elevation of the property. A mixture of nearly 2 metre high timber fence and hedgerows are on the northern boundary with No. 23.

History

None.

Consultation Responses

None.

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 a house extension and a garage 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 southern side wall of the bungalow and the adjoining half of the rear wall will be demolished to accommodate the development proposals. The garage space will be replaced for the proposed outbuilding at the rear garden. The existing utility room, pantry and cupboard will remain at that side but relocated to the front. The proposed side elevation is such that the width of the full bungalow will result reduced by 800 centimetres.

The rear extension will project nearly 5 metres from the original rear wall of the bungalow and extend the full width of the bungalow to join the proposed southern wall. The apex height will be set 5.25 metres above the ground levels. With regards to the garage, the unit will be an outbuilding at the rear garden adjoining the southern site boundary with No. 27. It will be 4.50 metres wide, 8 metres deep and 4.25 metres high. Having regard the dimensions of the bungalow and the site, it is concluded that the development will appear subservient to the host property in terms of scale, mass and bulk.

The aim of the development is to gain further internal floorspace to create a large combined kitchen/dining area and one additional bedroom, which will be ensuite. The existing bedroom to the rear of the front bedroom will be significantly reduced to relocate the bathroom. Such alteration will enable to create a hall that will serve access between the front rooms and the new bedroom at the rear extension.

The pitch of the existing hip roof will be re-centred as the roof will be enlarged to the south to join

the proposed new side elevation. A gable pitch will be formed on top of the rear extension with a long ridge stemming from the re-centred pitch of the bungalow. The layout of the external addition will be such that the development will have a sense of scale and hierarchy with the remainder of the building. Likewise, the garage will be covered by a gable pitched roof and the height pitch will be lower than that of the rear extension, thereby the sense of scale and hierarchy also applies in the proposed outbuilding.

The material schedule of the development will represent a form of development well-integrated with existing fabric of the bungalow. Materials will match the existing in the property and therefore the visual amenity will result unaltered.

In summary, the development is of subservient scale and height. The external appearance will blend well with the existing fabric of the bungalow. The aim of the proposals will meet the functional needs of the dwelling occupiers and the use of the development will be in keeping with the residential nature of the building and the character of the local area. Therefore, the development proposal comply with the policies mentioned at the top of this section concerning design, layout and impact upon the character of the local area.

Residential amenity

The nearest point of the adjacent property to the north (No. 23) is a subsequent side extension used as a garage. Further set back from rear extension, there are ground floor windows for communal areas. The separation distance between the application property and the original opposing wall is approximately 6 metres. The intended enlargement will be 5 metres long and 5.25 metres high at the highest point (lower eaves). The relationship among all these measurements is such that the rear protrusion will not appear significantly overbearing to the residents of No. 23. No overshadowing effect will be casted onto their rear garden neither windows of habitable spaces.

The shortest distance of the proposed detached garage with the adjacent property to the south (No. 27) is 14.45 metres. Given that the unit will be measure at the latest 4.25 metres high, it is considered that the outbuilding will create any overbearing impact upon the resident of this property.

The footprint of the garage will be commensurate with the area of the rear garden. The householders therefore will benefit from good amenity standards in regard to the outdoors area within their site. Moreover, it will be separated nearly 7.70 metres form the rear extension which is sufficient to prevent any overbearing impact.

In summary, 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

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for parking provision. The proposed floor plan indicates 3 no. bedrooms although one of them is of little dimensions to be used as such. Therefore, it is considered that the property will potentially benefit from 2 no. bedrooms after carrying out the proposed works.

2 no. car parking spaces are at least required within the curtilage for dwellings with up to 3 bedrooms in order to prevent on-street parking. The existing drive to the front of the property has currently capacity for accommodating two cars. Thus, this application accords with Appendix 6 of SELLP.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Paragraph 127 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.