DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0634-20**	**Applicant:**	**Mr & Mrs Giles**
Proposal:	Single storey rear extensions		
Location:	Rosedale Chapel Drove Holbeach Drove		
Terminal Date:	30th 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 that seeks permission for single storey rear extensions to the property Rosedale at Chapel Drove, Holbeach Drove, Spalding.

The aim of the development is to gain further floorspace to create one additional bedroom.

Site Description

The site is approximately located 600 metres to the south-west of the built-up area of Holbeach Drove. Open agricultural fields predominate the locality where the site lies in.

A few agricultural holdings comprising a dwelling and associated buildings are spread across Chapel Drove. A couple of silos and agricultural buildings have been observed on the adjacent land to the south-west.

The vehicular access is on the south-eastern corner of the residential plot. The driveway and patio around the rear footprint of the house are the only hard surfaced areas. Domestic garden laid in grass extends to the rear and beyond there is paddock land with horses for private use.

Rosedale is an old two-storey detached cottage. It appears fairly set back from the highway. The dwelling benefits from several subsequent extensions. There is one conservatory on the original side wall of the cottage. To the rear, one cat slide roofed rear extension and one flat roofed extension.

History

None relevant.

Consultation Responses

None.

Planning Considerations

Principle of development

The site is out of the settlement boundaries of Holbeach Drove as set out in the South East Lincolnshire Local Plan (SELLP), 2019. It therefore lies on the countryside. Irrespective of spatial strategy considerations, the principle of developing a house 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 original footprint of the cottage has an inverted L shape. There is currently one catslide roofed extension to the rear of the most protruding point and one further extension, which is flat roofed, adjoining it to the south-western side. These two subsequent additions will back onto the proposed rear extension.

The intended house extension will project between 3.80 and 4.94 metres from the current rear elevation. It will extend 5.30 metres in width. Its height will be as much as the existing flat roof extension. Having regard to the existing dimensions of the dwelling, it is concluded that the development will appear subservient to the host property in terms of scale, mass and bulk.

The development will be flat roofed and will be perceived as an enlargement of the existing flat roofed rear/side addition from the south-western elevation. This is not deemed the most desirable form of development albeit commensurate with the host property. Notwithstanding this, the proposed extension will set well within the site as the separation distances with the boundaries indicated on the proposed block plan. Moreover, no visual impact will occur to the residents of adjacent properties neither the street scene by reason of its rear location. For these reasons, the

cumulative impact of one further flat roof extension onto an existing similar extension will be acceptable.

Horizontal timber cladding will be applied on the external walls of the proposal which will contrast with the existing red facing brickwork and white render of the property. The new material is considered to provide interestingly further variety to the current appearance of the building without causing any harm on the visual integrity of the property and its surroundings.

In summary, the development is of subservient scale and height. The external appearance will be sympathetic 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 adjacent land to the north-west and south-west is paddock land and agricultural field under applicant's ownership. To the south-west, a sizeable area with agricultural buildings. No other residential properties are adjacent to the site, thereby no impact upon neighbouring residential amenity will occur.

The external layout and internal alterations will not undermine the amenity standards of the householders by reason of daylight enjoyment.

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 minimum number of car parking spaces depends upon the number of bedrooms in the dwelling. No existing floor plan of the first floor level has been submitted neither no previous applications have been registered for Rosedale. It is therefore unknown the total number of bedrooms although the existing drive area has a turning point and the site is fairly sizeable. There will be sufficient room to accommodate 3 cars within the curtilage. 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 (NPFF), 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.