DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0759-20**	**Applicant:**	**Mr & Mrs B Schofield**
Proposal:	Extension & Alterations		
Location:	26 Low Lane Holbeach Spalding		
Terminal Date:	6th November 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a proposed extension with internal alterations at 26 Low Lane, Holbeach.

Site Description

The property is a semi-detached dwelling situated amongst dwellings of a similar age and design to the north of Low Lane. To the south of Low Lane, there are older dwellings which are all semi-detached and are several decades older than the properties to the north.

The dwelling is well set back from the road, with a large shared driveway to the east of the dwelling. There is a large grassed front garden with no boundary treatment. The rear garden is of a spacious

size, with no properties overlooking from the rear due to the A17 being to the north.

History

None relevant.

Consultation Responses

No consultee responses received.

Planning Considerations

Principle

The site sits just outside of the settlement boundaries of Holbeach as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension that is incidental to the enjoyment of a dwelling house is acceptable.

Design, Layout, Size and Scale

Paragraph 127 of the 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 single storey extension will protrude from the eastern elevation of the property. It will extend approx. 2.8m towards the eastern boundary. The depth of the extension will be approx. 7.5m which is slightly less than the existing side wall which is 8.5m. The extension will be single storey in height. Having regard to the existing dimensions of the dwelling, the proposed addition is considered acceptable in terms of size and scale.

Internally, the purpose of the development is to gain further floorspace for a study, family bathroom and playroom for the current residents. There will be a new opening from the current lounge through to the proposed playroom.
Overall, the proposals will ensure good living conditions of the house occupiers and are in keeping with the residential use of the property.

The proposal is for the extension to have a flat roof. A flat roof design for side extensions ideally should be avoided as they are not visually attractive. However, it is noted that there are other instances in the locality where properties have flat roof elements to the side. Given this context, it is not considered that there would be a justifiable reason for refusing the application on the ground of the roof design.

Facing brickwork of walls and UPVC fenestration will match the existing, thus the development will appear well blended with the fabric of the existing house and the visual amenity will not be undermined in this respect.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019. It is therefore deemed acceptable in terms of layout, design, size and scale.

Residential amenity

The extension will be of a single storey nature and will be subservient in scale to the host dwelling. Although the extension would be close to the boundary with the adjoining property, there are other instances on the wider development where either a garage directly adjoins the boundary of a neighbouring property or the parking spaces are sandwiched immediately between two properties. The proposal is therefore considered acceptable in the context of this.

New windows on the front, rear and side wall of the side extension will not overlook unacceptably towards habitable rooms of other dwellinghouses. The side facing bathroom window would be obscure glazed, there are no properties to the rear and there is a normal frontage relationship in a southerly direction.

The external layout and internal alterations will not undermine the amenity standards of the householders or adjoining properties by reason of daylight enjoyment. There are no side facing windows to the neighbouring property.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

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.