

DECISION DELEGATED TO HEAD OF PLANNING
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Application No:	H09-0782-23	Applicant:	H Rowley
Proposal:	Extension & Alterations		
Location:	51 Northons Lane Holbeach Spalding		
Terminal Date:	31st October 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance**National Planning Policy Framework 2023**

Section 12 - Achieving well designed places
Section 16 - Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for extensions and alterations to 51 Northons Lane, Holbeach.

Site Description

The site lies within the settlement boundary of Holbeach as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling lies around 16m back from the highway and is made of brick with a tiled roof and white uPVC windows and doors. The back garden is currently overgrown and appears unkept with a fence panel currently being taken down. Other properties in this area are made of the same materials and have similar designs but there is also a variation in design along Northons Lane.

History

No relevant planning history.

Consultation Responses

Holbeach Parish Council

No comments.

Lincolnshire County Council Highways

No objection -

The proposed extensions involve no alteration to the access arrangements for this residential property. Therefore the highway authority does not wish to object to the grant of Consent for this Application.

South Holland Internal Drainage Board

No objection.

They have advised that consent may be required under Byelaw 3 'If the applicant proposes to discharge surface water to a watercourse, consent would be required under Byelaw 3. Please note that we recommend that any discharge is in line with the Non-Statutory technical standards for sustainable drainage systems, therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate'.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one letter of representation has been received and is summarised as the following -

- Concerns regarding the rear upstairs bedroom window.
- It would overlook my property to such an extent it would give a 'living in a fishbowl' effect.

Evaluation

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated 2023) are

also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Layout, Design and Consideration of the Character and Appearance of the Area

Paragraph 130 of the National Planning Policy Framework (NPPF), 2023 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The materials being used for the extension are as follows, the walls will be made of render in a light grey with the top half of the front and rear elevations remaining as the existing brick work. As such, the rest of the dwelling will feature this rendering. The majority of houses near No. 51 are all made of the same brickwork however, there are two houses around 30m down the road which are both made of a white render. This means the dwelling will match these properties. The roof will use the same tiles as the existing dwelling and is therefore in keeping with what is already there and the surrounding properties. Both the windows and doors will be made from a dark grey uPVC where as they are currently made from white uPVC. By changing the colour of the windows and doors it could be considered that it will make it look out of place compared to what is nearby, however as mentioned before, further down the road there are other designs with one house featuring brown uPVC windows and doors and therefore there is no set design. It can therefore be considered that the materials being used on the development are in keeping with other dwellings nearby.

The development features extensions taking place in three separate places. The rear extension will be approximately 7700mm by 4050mm with a total height of 3700mm. The smaller extension taking place at the front will be around 3000mm by 1200mm and a height of 3200mm. On the other side the extension will be around 2900mm by 5800mm with the same height as these will both be level with the existing porch area at the front. Finally, the first floor extension will be 2900mm at the front and 9400mm which will run almost level with the length of the existing dwelling, it will also come up to the same ridge height. These measurements are considered to be proportionate when compared to the host dwelling and will provide adequate extra space along with two extra bedrooms.

As part of the development there will be some internal and external alterations which include alterations to room layouts and the widths and lengths of rooms. The lobby wall at the front will be demolished and opened up into a new hall area by removing the existing WC. The existing kitchen at the front will become a lounge and opened up into the extension and make it slightly longer at the rear. The existing lounge will now become a kitchen with a small utility room within it. The conservatory will be demolished to make way for the rear extension which will feature two new rooms, dining/family and a snug. The existing garage will be extended at the front and converted into a bedroom with an en-suite, the front section will be a study with a new WC. On the first floor two bedrooms at the front of the dwelling will become one with an en-suite by demolishing the wall between them. The entrance to the bathroom at the rear has been blocked up and a new entrance will be located in the rear bedroom at act as a new en-suite for them. The first floor extension will feature a bedroom, en-suite and dressing area. Due to there needing to be an entrance into the new bedroom the existing stairs will be slightly relocated to make room for it. Throughout the dwelling, windows and and doors have been blocked up and therefore relocated. Many of these internal alterations are not subject to the need to obtain planning permission through this application.

Overall, it can be considered that this application is in accordance with both Policies 2 & 3 of the SELLP through its design and layout by improving the area and locality and Paragraph 130 of the NPPF.

Impact on Residential Amenity/Land Users

Paragraph 130 of the National Planning Policy Framework (2023) states that development should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

There are no concerns regarding overlooking following the development, the windows on the single storey makes any overlooking very unlikely as the windows are at ground floor level. The windows on the side elevation will all be obscure glazed due to the nature of the rooms being bathrooms/ en-suites. Finally, there was some concerns raised by a neighbour stating that the rear left hand bedroom window would overlook their property at the front. However, it is considered that these issues are minimal due to these rooms already housing bedrooms and therefore there will be no new concerns as the rooms will still act as bedrooms, the area that could potentially be overlooked would be the residents front garden and this is not considered to be an if overlooked to result in a loss of privacy. Therefore the proposal is acceptable and will not result in overlooking and a loss of privacy.

It could be considered due to the first floor extension there could be some potential for overshadowing. However, due to the angle the dwelling is situated and the positioning it will limit the potential for overshadowing that would be cast onto the near neighbours and therefore mean there will not be a material impact on their loss of light. This part of the extension will be level with the ridge height of the existing house and therefore it will not result in a drastic increase in overshadowing. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Parking Provision

Section 9 of the National Planning Policy Framework (2023) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

Further, policy 36, to be read in conjunction with Appendix 6 of the South East Lincolnshire Local Plan, sets out minimum vehicle parking standards and requires at least three spaces must be provided for dwellings with four or more bedrooms. The drive at the front of No. 51 clearly can support this and provides adequate spaces for residents to park their vehicles away from the highway. By removing the garage it does get rid of an extra space however as mentioned the dwelling can clearly support this anyway.

Therefore, the development is considered to be in accordance with Policy 36 and Appendix 6 of the SELLP and does not cause an unacceptable impact on highway safety.

Planning Balance

As detailed above, Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development inside the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning policy Framework when viewed as a whole.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with Policies 2 and 3 of the SELLP, along with the identified sections contained within the NPPF. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

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.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.