DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0833-20**	**Applicant:**	**Mrs J Gilbertson Pires**
Proposal:	Erection of rear extension and alterations - retrospective		
Location:	11 North Parade Holbeach Spalding		
Terminal Date:	8th December 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

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	1	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This a householder planning application that seeks retrospective permission for erection of rear/side extension and alterations at 11 North Parade, Holbeach, Spalding.

Site Description

The area is the suburbs of the historic core of Holbeach extending to the west. A high variety of housing types, designs and appearances has been observed along the road. Most of the plots were

individually designed.

The site is on the western side of North Parade with properties facing eastwards. The curtilage boundaries show a residential plot which is long linear narrow. The main building is a two-storey high pitched detached dwellinghouse. To the south, two semi-detached houses (No. 9 and 7) which were formerly one single cottage. To the north, detached bungalow built circa 1980s (No. 13).

History

None.

Consultation Responses

Members of the public

One resident has objected the development raising the following issues:

- Excessive size and bulk of the extension creates overbearing impact
- There is no room to access to the side wall for maintaining the render finish in the future.
- Request for submitting this application to the Planning Committee.

Planning Considerations

Principle of development

The site lies within the settlement boundaries for 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 and alterations 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 SELLP, 2019 goes on to say that considerations shall be met about size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. In this regard, Policy 3 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.

To accommodate the recent development, a detached garage to the rear of the dwellinghouse and in close proximity to the southern boundary line has been demolished. This outbuilding was prefabricated and of little significance.

The new extension protrudes 8.05 metres from the original rear wall of the house and exceeds the southern side elevation by 2.61 metres. The maximum height is approximately 2.62 metres. The development appears significantly long in relation to the dwellinghouse. However, the depth of the original building is roughly 10 metres and the extension, 8.05 metres. The enlargement therefore is proportionate with the host property. Having also regard to the remainder of house dimensions, it is concluded that the development is subservient to the host property in terms of scale, mass and bulk.

The purpose of the development is to create a large combined kitchen/dinner room and office. Internal alterations are carried out accordingly to ensure access from the original house to the new spaces. The use of the extension is in keeping with the residential character of the building and its

area.

With regard to the material schedule, Polar White K-render finish will be across most of the elevations of the extension. Facing brickwork will be restricted to the narrow wall facing the road.

Roofing felt will be on top of the extension which is characteristic of flat roofed constriction. Doors and windows will be made of white UPVC matching the house fenestration. The addition of white render provides further variety to the palette of external materials. This material and colour is already present across all elevation of the adjoining property No. 9.

Therefore, the resulting appearance is acceptable and does not harm significantly the visual amenity of the building and its setting. In general, the design standards of the development proposals are fairly good and therefore the application comply with the aforementioned policies at the top of this section.

Residential amenity

The separation distances of the development with the southern boundary range from 66 to 55 centimetres, from front to rear. The proposal therefore should be assessed in relation to the residents of No. 9.

Although the very close proximity to the adjoin boundary, the neighbouring property is set back approximately 6.45 metres from the extension. Only the highest part of the side wall of the extension will be perceived from No. 9 which amounts roughly to 62 centimetres over the fence.

The closeness of the extension is not ideal in terms of visual amenity but the rear gardens are fairly wide and the bulk of the development would not reduce the enjoyment of daylight for the adjacent neighbours. Having regard to its the relationship with the property No. 9, the extension does not lead to an unacceptable overbearing impact to the adjacent residents insofar as the application should be refused.

Conclusion

Although it is considerable in length, the extension is still commensurate with the host property. The aim is to gain further floorspace for the householders to meet their needs. The predominant white render finish across most of the elevations is deemed sympathetic with the visual amenity surrounding the development.

The close proximity of the extension to the southern boundary might have harmed the amenity standard of the adjacent residents. After assessing the height and separation distance with the nearest dwelling, it is concluded that the development has no adverse effect upon the amenity of occupiers at No. 9.

On balance, any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in SELLP and NPPF as a whole.

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 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.