

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0845-20 **Applicant:** Mr & Mrs Wright
Proposal: Proposed extensions and alterations
Location: Mar-Vel Foxes Low Road Holbeach
Terminal Date: 25th November 2020

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 2019

Section 12- Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for proposed extensions and alterations to the dwelling at Mar-Vel, Foxes Low Road, Holbeach.

Site Description

The property is a detached dwelling situated at the east of the settlement of Holbeach. The dwelling is set to the north of Foxes Low Road, with surrounding frontage development along this road. The dwelling is situated on a fairly spacious plot, with a driveway and turning point, with a large front and

rear garden, which loops all the way round the dwelling.

The boundary treatment to the south eastern boundary is a 1m feather edge fencing, with 1.5m high mature conifer hedges which screen the view of the front door and windows to the ground floor of the front elevation. The dwelling is surrounded by a variety of mature trees and hedging.

Dwellings in the vicinity are mostly detached properties, on similar sized plots, and which vary in ages and designs.

History

No planning history relevant.

Consultation Responses

Holbeach Parish Council - Support

Planning Considerations

Layout, Design, 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 extension will protrude approximately 3m at first floor on the north eastern elevation of the dwelling. It will have a depth of approx. 10.5m, and will therefore protrude approx. 2.8m from the existing rear elevation of the dwelling. It will be above the existing garage, as well as the conservatory which is to be replaced to form part of the overall extension. Given these dimensions, the development is deemed to be in keeping with the host property and the plot it would sit within in terms of scale, bulk and massing.

The hipped roof will be formed to match the existing roof structure of the property, which is considered to be acceptable. The facing brickwork on walls, brown concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not be undermined.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes the replacement of the existing conservatory to create an open plan kitchen/living space off the existing kitchen. There will also be improvements to the existing utility room at the rear elevation of the dwelling, which will create an additional w/c to the ground floor. To the first floor, there will be an additional 2 bedrooms with an en suite, also creating a new landing.

In summary, the form of development has a sufficient sense of scale and hierarchy with the main property. The external appearance is appropriate in terms of visual amenity. The development will meet the functional needs of the householders.

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 layout, design, size and scale.

Impacts upon Residential Amenity

The proposed windows on both the front, rear and side walls of the extension will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses. No new openings will be created on the side south west elevation.

The separation distance from the dwelling to the north east is approx. 22m and to the boundary approx. 2.3m, which will not be reduced by the proposed extension. The existing boundary

treatment to the north east and north west boundaries are comprised of high hedges which will be sufficient to mitigate the visual impact of the element from the ground level.

The windows facing the property 'The Grove', will not have a detrimental impact in terms of overlooking. The single window on the first floor on the side elevation will be to the proposed en-suite and will be obscure glazed. Therefore, this will not undermine the amenity for the neighbouring property.

It is therefore not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing.

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.

Parking provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 3 no. car spaces must be provided within the curtilage for dwellings of 4 or more bedrooms. The drive and garage is sufficient to accommodate this number of cars.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2, 3 and 36 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.