

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0854-20 **Applicant:** K Creasey & M Woodman

Proposal: Proposed extension and alterations

Location: Woodbine Cottage Roman Bank Holbeach Clough

Terminal Date: 30th November 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed extension and

alterations to Woodbine Cottage, Roman Bank, Holbeach Clough, Spalding

Site Description

The site is part of frontage development on the northern side of Holbeach Clough. The road is a narrow single carriageway with a few sharp bends. The site is restricted in depth as it delimits with a dyke to the north. The site area broadly stretches along the frontage. The area is predominately residential. A wide range of designs, ages and appearances has been observed along the street scene.

Woodbine Cottage is an old two-storey cottage. The walls have a white render finish. Two subsequent extension were carried out to the original fabric of the house, one on the western side elevation and one further to the rear (application ref. H09-0347-06)

To the east, there is a detached garage of low height, clad with rustic timber and old concrete roof tiles. To the west, the domestic garden laid in grass. A nearly 2 metre high conifer hedge is on the boundary onto the highway excluding to the front of the house and vehicular access.

History

H09-0347-06. Proposed two-storey side extension and internal alterations - Approved

Consultation Responses

South Holland IDB

No comments.

Planning Considerations

Principle of development

The site lies on the countryside as set out in the Policies Map of 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 states that proposals will be permitted provided that sustainable development considerations are met, specifically in relation 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 sets out 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 would represent an additional enlargement of the approved extension to the west of the original house. It will project 5.40 metres from the western side elevation. Both the depth and height of the extension will be as much those in the original house. It is though worth to mentioning that the ridge of the approved extension will appear marginally lower to both the original house and proposed extension. On balance, the form of development will be subservient to the host property in terms of scale, mass and bulk.

The aim of the development is to gain further floorspace to accommodate a large combined family/dining room on the ground floor and one further bedroom on the first-floor level, comprising en-suite. The most relevant alteration is a landing area which will be at expense of the size of the adjoining bedroom. The resulting width is 2.41 metres. Although National Described Space Standards (NDSS) are not binding, they provide to assess the amenity of internal spaces within a residential building. A single bedroom should have a floor area of at least 7.5m² and is at least 2.15m wide. One double (or twin bedroom) should be at least 2.75m wide and every other double (or twin) bedroom should be at least 2.55m wide. Therefore, the alterations to this existing bedroom will provide enough floorspace to ensure acceptable levels of amenity at least to one occupier.

A gable end will be formed on the new side wall. The ridge height will be as much as the original house and marginally exceeding the ridge of the adjoining extension. The rear roof slope will also be kept longer than the front one matching the existing. In view of such design, the roof layout of the extension will be tantamount to main roof of the cottage.

The external materials will match those existing in the house. Thus, the development will be well blended with the current fabric of the building. No harm upon the visual amenity will occur.

In summary, the scale and height of the extension will appear proportionate with the house. Its external appearance will be tantamount to the present materials in the house. The roof layout of the extension will replicate the gable pitch of the main roof. The purpose of the development is in keeping with the residential use of the property as well as the character of the area. For these reasons, the proposals accord with the aforementioned policies at the top of this section.

Residential amenity

The adjoining properties on both sides of Woodbine Cottage are significantly distant. Approximately 54.55 metres to the south-east with Rose Cottage, and 119 metres to the south-west with Windy Ridge. The extension will face straight to the vehicular access that serve the horticultural facilities of Jack Buck Growers opposite the road.

Given such separation distances and use of neighbouring land, no harm will occur upon the amenity of the nearest neighbours to the application site.

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 conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

The additional bedroom proposed would increase the total number of bedrooms from 3 to 4. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

At the time of the case officer's site inspection, there were 2 no. cars safely parked on the drive area between the site access and the detached outbuilding. There was room for one further vehicle, all of them parked side to side.

In summary, the development proposals provide acceptable car parking standards and on balance comply with Appendix 6 of SELLP, 2019.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPPF), 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.