

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0883-19 **Applicant:** Mr & Mrs Wheatley
Proposal: Proposed single-storey front and two-storey side extension
Location: 8 Clough Road Holbeach Clough Spalding
Terminal Date: 30th November 2019

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

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 planning application that seeks permission for proposed single-storey front and two-storey side extension to the property at 8 Clough Road, Holbeach Clough, Spalding.

Although it is not mentioned in the proposal description, the development would also entail the partial demolition of existing conservatory and party wall shed roofed element to create single-storey rear extension.

Site Description

The site is part of ribbon development comprising pairs of semi-detached properties sitting in long linear narrow sites. The frontage is on the eastern side of Clough Road. Opposite the countryside road, there are open agricultural fields as well as further to the east.

The property is a traditional 'brick-and-tile' two-storey semi-detached property. Very mature tall conifer hedgerow with some timber fencing heavily conceals the house from the road. The site access is adjacent to the southern boundary that leads to a paved drive with turning point to the side elevation of the house. The rear garden is bounded with nearly 2 metre high timber close board fencing.

History

None.

Consultation Responses

Holbeach Parish Council

No objection.

Planning Considerations

Principle of development

The site lies out of the boundaries of any settlement and, therefore, is within the countryside according to the South East Lincolnshire Local Plan (SELLP), 2019. However, there is no objection to the principle of ancillary development to the main dwelling. The key policy issues therefore relate to the material considerations mentioned below.

Layout and design

The proposed single-storey front extension would protrude approx. 1.77 metres from the front elevation of the house. It would extend across from the proposed side extension and would overlap the existing front elevation by approximately 1.90 metres. The two-storey side extension would protrude approx. 8.44 metres from the side wall. The combined depth of the extensions would be approx. 8.33 metres. The footprint of the proposed rear extension would be nearly identical to the combined conservatory and original party wall element. Both front and rear extensions would be around 3 metres in height and the ridge height of the two-storey extension would be slightly lower than the ridge height of the existing property. Taking into account the dimensions of the house, it is concluded that the proposal would be subservient to the host property in terms of scale, mass and bulk.

A hip roof would cover the two-storey extension replicating the roof style of the existing house. As mentioned above, the ridgeline of the extension would be set lower than the hip pitch of the property. This would reflect the sense of scale and hierarchy of the most visible extension to the house. A shed roof with the pitch below the upper windows would be formed along the front extension. The rear extension would have a flat roof which is deemed acceptable given its adjoining position to the other semi-detached property and positioning to the rear.

The front and rear extensions would be finished with Light Grey Cladding whereas white render finish would be applied on the remainder of external walls. Windows/doors would be dark grey. It is considered that, on balance, the intended materials would provide further variety without being detrimental on the visual amenity in conjunction with the adjacent semi-detached dwelling.

Overall, the proposed design and layout would make appropriate the coalescence of the extensions and the house and the resulting appearance would be acceptable with the surroundings.

Residential amenity

An approx 5.53 metre separation distance would be provided between the two-storey side extension and the southern boundary. No openings are proposed on the elevation of this extension facing No. 9 to the south. Thus, no overlooking would be created after carrying out the proposal. At such

distance, no significant overbearing impact or loss of light would occur for the adjacent neighbours.

Parking provision

As the proposal would entail the number of bedrooms increasing up to 4, there should be sufficiency of car parking spaces within the curtilage. 3 spaces for dwellings with 4 or more bedrooms are required as per Appendix 6 of SELLP. In this case, one double garage could accommodate two cars whereas one further can be conveniently parked on the drive.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 36 of the South East Lincolnshire Local Plan (SELLP), 2019 and Section 12 of the National Planning Policy Framework (NPPF), 2019.

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.