DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0883-24**	**Applicant:**	**K Bull & T Kirby**
Proposal:	Proposed Side Extension & Render Bungalow		
Location:	32 Park Road Holbeach Spalding		
Terminal Date:	16th December 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2023

Sections 12 and 16 of the National Planning Policy Framework (2024) (NPPF)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This application is for the erection of a proposed side extension at and the rendering of 32 Park Road, Holbeach.

The proposed extension would be an infill extension between the main dwelling on site and the (currently) detached flat roofed garage. The extension would be flat roofed, single storey and be 2.232m (w) x 2.85m (d). It is proposed to utilise the extension as an en-suite bathroom to the master bedroom.

Site Description

32 Park Road is an unlisted late C20th bungalow, with detached flat, parapet roof garage. The property is constructed in typical late C20th Materials, yellow brick with PVCu windows and concrete roof tiles.

The site is situated within a relatively prominent position within the Holbeach Conservation Area, with Park Road containing straddling the central town park and the Holbeach Cemetery Chapels grounds, containing the Grade II listed cemetery chapels.

The property itself is not particularly contributive to the conservation area, being a relatively unremarkable property, featuring no traditional or vernacular aspects. Though it is situated within a relatively important setting.

The immediate area is characterised by residential development, mostly of large, C20th design, coupled with the strong influence of open area, created by the adjacent park and cemetery grounds.

History

None relevant.

Consultation Responses

Holbeach Parish Council

No comment

South Holland IDB

Case does not meet the threshold for commenting

LCC Historic Places Team

No further archaeological input is necessary for this application.

LCC Highways Team

No objections.

Planning Considerations

The main issues and considerations in this case are (but are not limited to):
- Principle of Development and Sustainability
- Layout, Design and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking
- Heritage Considerations

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, 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 (2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

The Authority is able to demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

Principle of Development

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

Policy 1 (Spatial Strategy) of the South East Lincolnshire Local Plan (2019) indicates that within Main Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The application site in this instance is in Holbeach as detailed by Policy 1. Regardless of such, the proposal solely relates to the extension to an existing and established residential dwelling and therefore, the principle of such development is considered to be appropriate, comprising an appropriate form of development for the location.

As such, the proposal is considered to be acceptable with the requirements of the South East Lincolnshire Local Plan (2019) when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as
follows.

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

Section 12 of the National Planning Policy Framework (2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (2024), states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments 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 South East Lincolnshire Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. 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.

These policies accord with the provisions of the National Planning Policy Framework and require 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.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The materials of the extension will match throughout, this ensures that it will be in keeping and in character with the host property and the surrounding area. The roof will be of a flat roof design, whilst these are not commonly favourable to the LPA, the property already makes use of a flat roof upon the garage element of the property, making it not out of the character of the individualised site. The proposal does seek to render the property in off white colour, whilst no render is currently present, the existing external materials are not deemed to hold particular value to the setting. However, white render is not alien to the Holbeach Conservation Area, and a number of properties in the immediate setting are also similarly rendered.

It should be noted that whilst Policy 29 of the SELLP does seek to ensure that traditional, vernacular materials are used throughout within conservation area setting, the host property does not consist of traditional materials thorughout. UPVC is the established norm on this site for fenestration and rainwater goods, in addition to concrete roof tiles as well as existing GRF flat roofs. Therefore, whilst the proposed materials would not typically be considered acceptable within such a conservation area setting, in this specific instance, it would be unreasonable for the LPA to expect a material shift for the purposes of a single, small extension.

The proposed extension is a side infill between the existing house and garage, measuring 2.232m (w) x 2.85m (d) x 3.5m (h). These dimensions are deemed to be acceptable and relatively minor as well as in line with a domestic scale. Whilst the roof would be slightly taller than that of the garage, the proposed extension would still appear diminutive in scale and subservient to the main house.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with policies 2, 3 and 29 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework (2024).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (2024) 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.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The LPA does not consider there to be a material or undue risk of overlooking or overshadowing created by this application. The proposed extension is only a single storey in height, and is situated on the opposite side of the host property to any adjacent residential properties. As such, because of the lack of above ground floor windows or dimensional alterations, the LPA holds that there is no material risk of overlooking or overshadowing created by this application.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (2024), and Policies 2 and 3 of the Local Plan.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, 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 within 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.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3, and 29 of the SELLP as well as sections 12 and 16 of the NPPF. The recommendation, therefore, is to approve.

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.