

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0924-20 **Applicant:** Mrs M Goodley
Proposal: Two storey side & single storey rear extension & alterations
Location: 35 Sluice Road Holbeach St Marks Spalding
Terminal Date: 10th December 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	1
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 two storey side & single, storey rear extension and alterations at 35 Sluice Road, Holbeach St Marks, Spalding.

Site Description

The immediate area is residential although the wider context is open countryside. The proposed site is limited to the plot of No. 35 which is a semi-detached two-storey detached. No. 34 is the adjoining semi-detached building to the north. The application property currently benefits from a subsequent gable pitched single-storey rear extension.

The topography of the site and surroundings is such that the dwellings and neighbouring land fall a few metres below the road. The site is accessed through a driveway. To the left, it leads to the rear garden of No. 34. To the right, a farm yard with outbuildings of a range of scales and materials.

History

None.

Consultation Responses

Holbeach Parish Council

It reminds that "concerns over drainage must be addressed before any permission is given"

South Holland IDB

No objection.

Planning Considerations

Principle of development

The site lies on land designated countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing house extensions 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.

The two-storey extension will protrude 4.5 metres from the southern wall of the house and the single-storey rear extension, 5.3 metres from the original rear wall. Thus, the entire development will extend 12.45 metres from front to rear. The apex heights will be 8.45 for the two-storey extension, and 4.30 metres for the single-storey rear extension. Having regard to the dimensions of the house, the development overall will appear commensurate to the host property in terms of scale, mass and bulk.

There were initial concerns about the relationship of the two-storey extension and the host property. The height pitch is marginally 20 centimetres lower than the ridgeline of the house and the front wall is only set back 50 centimetres from the original front wall of the building. Ideally, further

subservience should have been provided given that the scale of the extension is similar to the entire building. However, on balance, the proposals are acceptable.

No external materials have been specified in the drawings neither the application form. It is assumed that the development will be matching the existing fabric of the house but that needs to be clarified prior to the commencement of works. The appearance is relevant given the position and scale of the development as well as the property age. A planning condition is recommended requesting details of external materials.

Internally, the development will entail the increase of floorspace to accommodate mainly a large open kitchen/dining room on the ground floor level and new ensuite for the front bedroom and one further bedroom and bathroom on the first floor level. Internal alteration comprising wall demolition and new openings will be accordingly carried out to ensure accessibility between the existing rooms and the new ones. In view of these aspects of the proposal, the purpose of the development is to meet the needs of the householders in keeping with the residential nature of the property and its immediate surroundings.

In summary, the scale and height of the development are sufficiently appropriate with the host property. The purpose of the development will be in connection with the residential nature of the building and its setting. Considerations about external appearance and visual amenity will be made once details of external materials have been provided. Overall, this application complies with the above-mentioned policies concerning about design, layout and impact upon the local character of the area.

Residential amenity

No property adjoins the side elevation where mainly the two-storey extension will be erected. No harm will occur on the grounds of residential amenity.

The single-storey rear extension is separated between 2.85 and 3.80 metres with the northern boundary adjoining No. 36. In view of the low rise of this house enlargement, no impact will occur upon the amenity standards of residents at No. 36.

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 will increase the total number of bedrooms from 2 to 3. Two spaces should be provided within the curtilage of dwellings with up to 3 bedrooms. Two cars can be easily parked at the end of the driveway which is adjacent to the rear garden.

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

Planning Balance

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 proposed two storey side and single storey rear extension does not materially harm the character or appearance of the locality or amenity of nearby residents and adequate parking is available. It is therefore considered to be in accordance with relevant Policies of the South East Lincolnshire Local Plan, 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.