DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1039-20**	**Applicant:**	**Mr & Mrs G Young**
Proposal:	Rear extension and alterations		
Location:	78 Spalding Road Holbeach Spalding		
Terminal Date:	15th February 2021		

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 (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 rear extension and alterations to the property at 78 Spalding Road, Holbeach, Spalding.

Site Description

The site forms part of the built-up area of Holbeach. It is within the frontage development that stretches onto the northern side of Spalding Road. The area is predominantly residential. A certain

variety of housing types, designs and appearances has been observed on the street scene.

The site has a long linear rectangular shape. The property is a two-storey detached hip roofed house probably built circa 1970s. The original fabric has had subsequent alterations. A long gable-pitched extension was built to the rear of the house aligned with its western wall. A flat roofed rear extension was developed adjacent to this element protruding from the original rear wall. The latest addition appears to be a lean-to roof timber at the end of the gable pitched element.

There is currently a green sheet corrugated container for storage in close proximity with the easter boundary with No. 80. Most of the rear garden has slabbed paving.

History

H09-0814-00 - Extension to dwelling - Approved

Consultation Responses

Holbeach Parish Council

Support this application.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Holbeach as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension and alterations that are incidental to the enjoyment of a dwelling house is acceptable.

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. Likewise, Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed enlargement would be first-floor extension above most of the existing ground-floor additions to the rear of the original dwelling. The built footprint would protrude 14 metres from the original rear wall and its full width would be nearly as much as the rear elevation. The extension would have two heights, being the highest nearly as much as the pitch of the house roof. Having regard the dimensions of the house, the proposed development would appear subservient to the host property in terms of scale, mass and bulk.

Internally, the aim of the proposals is to gain further floorspace for 1 no. ensuite master bedroom with dressing area. The purpose of the development is to meet the increasing living needs of the householders which is in line with the residential use of the property.

Two gable pitches would be formed on top of the first-floor extension. The lower pitch would only cover the outer part of the extension footprint. In doing so, the bulk of the development is mitigated, and the intended extension is perceived better by the residents of adjacent properties. Overall, the roof layout relates well with the host property and contributes to merge appropriately the first-floor extension with the remainder of the bulk.

The material schedule is such that the resulting appearance will be in keeping with the existing fabric of the building. Thus, no harm would occur upon the visual amenity of the property and its setting.

Residential amenity

Paragraph 127 of NPPF (2019) states establishes that planning decisions should create places with

a high standard of amenity for existing and future users. Echoing this provision, Policies 2 and 3 of SELLP (2019) set out residential amenity as one the key considerations of development management.

There would be 3.26 metres of separation distance between the development footprint and the western boundary (No. 80), and 88 centimetres with the eastern boundary (No. 76).

The nearest part of the development to No. 80 would be 4.90 metres deep. It would not run in parallel with any form of development hosting any habitable space within the curtilage of No. 80. Considering the separation distance with the boundary, the upwards increase would have negligible impact upon the amenity of the occupiers of No. 80.

Conversely, the proposed development footprint would be nearly 14 metres deep and in very close proximity with the opposite boundary. However, a flat roof garage is the nearest form of development within the curtilage of No. 76. This adjacent dwellinghouse has a rear conservatory but it is 6.90 metres separated from the sought extension. There is no concern about any harm upon the residential amenity of No. 76 occupiers by reason of the proposals.

Car parking provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for parking provision. The minimum number of car parking spaces depends upon the number of bedrooms in the dwelling.

After developing the proposals, the dwellinghouse would have a total of 4 bedrooms. Appendix 6 states that 3 spaces should be provided for dwellings with 4 or more bedrooms within the curtilage. The front drive is sufficient spacious to accommodate such number of vehicles. Therefore, no on-street parking would occur which is the aim of the parking space standards.

Planning balance

The scale and height of the development would be proportionate with the host property. The roof layout would contribute to merge appropriately the extension with the existing fabric of the building. External materials would match those existing in the host property. The additional bedroom is in keeping with the residential use of the site. The relationship between the bulk of the first-floor extension and the built forms in the adjacent plots would ensure good levels of residential amenity.

In summary, no adverse impact of grating permission to the proposals would significantly and demonstrably outweigh the benefits of doing so, when assessed against planning policies taken as a whole.

Conclusion

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.

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 also Paragraph 127 of the National Planning Policy Framework (NPFF), 2019.

Accordingly, it is 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.