DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1053-20**	**Applicant:**	**Mr & Mrs G Hook**
Proposal:	Proposed extension, alterations and erection of garage		
Location:	45 Fleet Street Holbeach Spalding		
Terminal Date:	1st March 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed extension, alterations and erection of garage at 45 Fleet Street, Holbeach, Spalding.

Site Description

The site is within a short distance of the historic town centre where a wide range of services and facilities are available. A wide range of housing types, ages, designs and appearances has been observed in the area. The residential plot is surrounded by hardstanding area, outbuildings, and office in connection with the local building material supplier Hook of Holbeach Ltd.

The main dwelling is a large two-storey detached house. There are several subsequent additions to the original fabric of the building. The single-storey extension to the front/side hosts a disused shop. The nearest dwelling is No. 43 & 43a to the west onto the road. A small-scale detached 'brick-and-tile' garage is to the rear of the dwelling. This garage backs onto outbuildings used for the business.

History

H09-0011-95 - Extension to house - Approved

Consultation Responses

County Historic Environment Officer

No objection.

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 that is incidental to the enjoyment of the care home 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. 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 existing access running between No. 43a and No. 45 currently serves the local business premises but it would become the private driveway under the proposals. The slabbed paved area between the shop and the footpath would be part of the driveway as turning point. The new detached garage would be at the end of the driveway. The existing garage and outbuildings to the rear would be demolished. Overall, the proposed site layout would be acceptable given the residential use of the site.

The proposed extension is a first-floor extension above the single-storey element that host the disused shop. The footprint would not be larger than the existing element. The resulting two-storey bulk would have eaves as high as those of the original building. The hip roof pitch would be marginally 600mm lower than the main roof gable pitch. The proposed garage would be clearly proportionate with the dwellinghouse. For these reasons, the development would appear subservient to the host property in terms of scale, mass and bulk.

Internally, the disused shop would be converted into a combined kitchen/breakfast room as a result of the enlargement of the lounge at the rear. An ensuite bedroom would be created on the first-floor level. The purpose of the development would allow the householders to meet their increasing living needs which is in keeping with the residential use of the property.

The material schedule for both house extension and detached garage would be facing brickwork, roof tiles and UPVC joinery and fenestration matching those existing in the dwellinghouse. Thus, the external appearance of the proposals would not adversely affect the visual amenity and character of the property and its setting.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The separation distance would be approximately 3.80 metres between the resulting two-storey element and the nearest property No. 43 & 43a. There is only one first-floor opening on the western side elevation which would not oppose directly to any primary window.

With regards to the detached garage, this ancillary development to the house would be in close proximity with the western site boundary but the height is acceptable and it does not adjoin any habitable room with openings onto the driveway.

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. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

The total number of bedrooms would be 5 by virtue of the proposals. Two cars could be parked in tandem to the side of the dwelling and one further to the front. The driveway layout is such that a minimum of three spaces could be provided within the curtilage.

Planning Balance

The principle of an extension and garage that are incidental to the enjoyment of a dwelling is acceptable. The aim of the proposals is to meet the increasing living needs of the householders and would also upgrade the conditions of the property.

The scale and height of the development is subservient to the host property. The external appearance would match the existing in the dwelling. No unduly harm is anticipated upon the amenity of residents nearby by virtue of the proposals. There would be minimum car parking provision on the driveway which would prevent on-street parking.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the 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 above, this application accords with Policies 1, 2, 3, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).

Accordingly, it is recommended to approve this 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.