

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-0378-23 **Applicant:** Mrs C Cresswell
Proposal: Extension & Alterations
Location: 17 Dick Turpin Way Long Sutton Spalding
Terminal Date: 14th June 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
28 The Natural Environment
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for demolition of the conservatory to the rear and erection of first floor front/side extensions, two storey side and rear extensions to the existing

dwelling. On the ground floor the storeroom would be extended and a new playroom would be created. On the first floor the existing bedrooms and bathroom would be extended and one new bedroom would be created. The proposal also involves minor internal layout alterations. The external materials would match the existing dwelling.

SITE DESCRIPTION

The application site is located on Dick Turpin Way in Long Sutton. It comprises a two storey detached dwelling of buff brick construction. To the front is a large gravelled driveway providing off-street parking provision for several vehicles. The site has an open frontage. The street comprises primarily two storey modern dwellings which remain untouched since being built. To the west/south-west of the site is an open field.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

LCC Highway and Lead Local Flood Authority

No objections as the scheme would not alter the existing access or unacceptably reduce the parking/manoeuvring area to the front.

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 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 proposed gable end extension to the front/side appears rather dominant and out of character with this part of the street, however, given the roof ridge would not be any higher than the highest part of the existing roof it does provide an element of subservience therefore it can on balance be accepted. Whilst it is accepted side extensions are usually required to have a lowered roof ridge than the existing, in this instance a flush finish can be accepted given the detached character of the dwelling and the separation distance from the neighbouring property. As such it would not result in a terracing effect. The use of matching external materials would ensure the extensions are not out of character with the external appearance of the existing dwelling.

The proposed rear extension would not be visible from the public realm and is considered acceptable as it would not result in overdevelopment of the site.

The scale, mass and bulk of the two storey side extension is considered proportionate to the site and the existing dwelling and can therefore be accepted.

As such the proposed extensions would on balance comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) 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 closest neighbour to the proposed development is no.19 Dick Turpin Way located to the north-east of the application site. The proposed development would bring the application dwelling

approximately 2.5 metres closer to this neighbour at first floor level. The extension would still be sited 1.4 metres from the shared boundary with this neighbour and a further 2.5 metres from the main house given this neighbour has a garage located adjacent to the application site boundary. Given this separation distance no overbearing impact is considered to result. This neighbour has one window in the side elevation facing the application dwelling, however, given its positioning this is likely to serve either a landing or is a secondary bedroom window therefore any potential impact on this can on balance be accepted. In any case given the extension would have a small front projection and would not extend beyond the rear elevation of the dwelling therefore no unacceptable overshadowing would result. Furthermore the proposal does not propose any first floor window openings in the side elevation facing this neighbour therefore there are no overlooking or loss of privacy concerns. The first floor rear extension would be sited approximately 9.2 metres from the shared boundary with this neighbour. This separation distance is considered sufficient as to not result in any overbearing impact or unacceptable overshadowing.

With regards to the neighbour to the rear the proposal would bring the application dwelling approximately 3.6 metres closer to the rear boundary (approximately 6.6 metres from the rear boundary). One new first floor bedroom opening would be created in the rear elevation. However, given the orientation of the property the proposed rear window would only directly overlook a small section of this neighbour's garden therefore it can on balance be accepted. With regards to any potential overshadowing/overbearing impact this would not be an issue given the separation distance.

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would increase the number of bedrooms in the property from 3 to 5, increasing the parking requirement for the site from 2no spaces to 3no. The site benefits from a driveway to the front which can accommodate at least 3no vehicles. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking or biodiversity issues. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 2, 3, 28, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 15 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

The application can be approved under delegated powers.