DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0704-23**	**Applicant:**	**Mr A & Mrs W Watts**
Proposal:	Single storey garage extension to side of dwelling with associated works - Resubmission of H11-0473-23		
Location:	Silverwood House Browns Gate Long Sutton		
Terminal Date:	2nd October 2023		

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 2021

Section 12 - Achieving well designed places

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 a single storey garage extension to the side of the dwelling with associated works and is a re-submission of a previous application received

earlier this year. The garage will be 6550mm by 6750mm and will be just slightly lower than the existing eaves.

Site Description

The site is outside of the settlement boundary of Long Sutton and is classed as being in the countryside as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). It is around 340m outside the boundary. The building is made of red brick with roof tiles and white uPVC doors and windows. There is a gravel driveway at the front of the property with a grass area in the middle. At the front of this is a fence acting as a boundary point with hedges on one side and a fence that slopes on the northern side, situated in this driveway there is currently a shipping container for storage. In the rear garden there is a shrub area which appears to be overgrown and there is currently construction taking place for the replacement windows.

History

H11-0742-20 - Change of use of dwelling to office/storage in connection with the business - Approved

H11-0472-22 - Change of use from office back to previous dwelling use - Approved

H11-0473-23 - Single storey garage extension to side of dwelling, together with alterations to door, window and rooflight openings, rendering works and associated internal reconfiguration - Approved

Consultation Responses

Lincolnshire County Council Highways

No objections.

Planning Considerations

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

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, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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. 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.

The measurements of the development are 6550mm (width) and 6750mm (length), The total height of the proposed garage extension will mean that it comes just under the eaves on the existing house and lower than the previously approved plans. It will be situated slightly further back from the principle elevation of the dwelling and is just shorter than the full width of the house. It could be considered that these measurements are not fully proportionate to dwelling as the overall height is almost the same height as the existing and it will come up just short of the eaves, despite this, the dimensions proposed are considered to be acceptable when compared to the dwelling as it will still be smaller in size and provides adequate space.

The materials being used for the proposal for the most part are different to that of the existing dwelling. The current walls are made of facing brick with painted rendered panels, the proposal includes using engineering brick below the DPC and above the DPC they will use K-render in cream. The infills will match the existing. By changing the wall colour to cream it means that it could be considered to stand out and it is different to what the original dwelling is, however there is a row of houses opposite the dwelling with the top section of the dwelling being cream. It is therefore acceptable to use this K-render in the colour cream. On the main roof there will be no change and the material will be concrete interlocking roof tiles, the extension roof will be the same to match the existing as closely as possible. The windows and doors are made of white uPVC and the proposal includes changing them all to the uPVC in the colour 'anthracite'. By changing all the windows and

doors to this colour ensures that they blend in with the dwelling itself. However, the houses opposite the dwelling currently have white uPVC frames on the doors and windows so compared to this the new windows could be considered to stand out.

The differences in the alterations between the previous and current application are as follows, externally the pitched roof will be lower than the previously approved plans and will now be slightly lower than the existing eaves and there will be a new window on the side of the garage to allow for more natural light into the development. Internally, the differences between the application consist of the existing internal wall to remain to form beam support within the kitchen/living room. The WC in the study will be slightly enlarged. Finally, the bedroom labelled 'Bedroom 3' on the plans will now become a 'Box Room'.

All other internal and external alterations will remain the same to the previously approved plans.

Alongside the proposed extension there will be multiple alterations taking place both internally and externally. Every existing window and door on the property is being removed and replaced with uPVC in the colour anthracite, the front door and screen is also being removed and installed will be a new door in anthracite. At the rear there will be a window removed and replaced with a patio door, again in anthracite. At the front of house they will be removing an existing low level uPVC screen to be replaced with the K-render brick work in cream. On this section of the house there will be a new opening in the flat roof with a new rooflight to allow natural light to come in. At the north elevation they will be removing an existing door and window and installing new ones slightly to the left to create new access.

Internally, there are also some alterations taking place, these include a new multi fuel burner being installed in the living room which will be connected to the existing chimney on the dwelling. The existing multi-room at the front of the property will be converted into a study with the addition of a WC and a new external door to create an access outside. They will be removing some internal walls/studwork arch to allow an open plan area between rooms. Studwork arch will be removed between the lounge / dining area and between the kitchen and breakfast area. This creates more floor space on the ground floor for the residents. Upstairs, a wall in the bathroom will be brought out to make this room bigger and allow more space.

The overall design of the extension is in keeping with the area, therefore this is considered to be appropriate in accordance to Policies 2 & 3 of the SELLP and Section 12 of the NPPF.

Impact on Residential Amenity/Land Users

Paragraph 130 of the National Planning Policy Framework (2021) 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.

There will be no concerns regarding potential overlooking as a result of this application, there will be one new window situated on the south east wall which is facing towards a neighbouring property however due to the nature of the development and the placement of the window it is not considered to overlook and result in a loss of privacy. A set of French Doors will be located on the rear of the garage but again due to the placement it is not considered to overlook.

The positioning of the proposal means there will be no overshadowing at the front and there is sufficient distance to the properties over the road to avoid blocking any light onto these houses. There is a distance of 6000mm to the boundary point at the rear towards the garden centre. It could be considered due to the size of the extension that there could be some overshadowing in this direction. However as it is slightly lower than the existing house there may not be any new issues and therefore the overshadowing won't be any worse than it already is, this new design is also smaller than the previously approved plans and therefore is acceptable in this regard. The greenhouses at the rear in the garden centre runs the full length of the boundary fence in the garden. There is a distance of 1750mm and 3200mm to the boundary fence at the South-East, it could be considered that as there is minimal distance from this proposed extension to the boundary on this side that it would overshadow onto the property, however this appears to be an unoccupied area and therefore wont cause harm. Overall, it would be considered that there could be some overshadowing however this wouldn't be drastic enough to warrant a refusal.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local

Plan and Section 12 of the National Planning Policy Framework.

Parking Provision

The proposal would increase the car parking spaces available to the occupier through the garage extension. Thus, further reducing any potential need for on-street parking or driveway parking. Consequently, the application would improve the parking situation on site

Planning Balance

The proposed three bay garage and storage room would not materially harm the character or appearance of the area or impact the amenity. There would be minimal overshadowing and no overlooking following the development being constructed. The overall design and materials being used are in keeping with the property in which the application is going.

This proposal is therefore considered to be in accordance with Polices 2, 3 & 36 (Appendix 6) of the SELLP and Section 12 of the NPPF

Conclusion

The recommendation is for a delegated approval.

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.