DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H12-0048-21**	**Applicant:**	**Mr L Shepperson & Miss E Brazier**
Proposal:	Demolition of existing garage and construction of a one and a half storey side extension.		
Location:	Hannarane 21 Ropers Gate Lutton		
Terminal Date:	12th 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	0	0	0
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 demolition of existing garage and construction of a one and a half storey side extension at Hannarane, 21 Ropers Gate, Lutton, Spalding

Site Description

The site is within the built-up area of Lutton as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. However, it is the furthest development physically linked with the urban grain of Lutton. To the west, the site is bounded by a drain and there are open fields beyond this watercourse. To the east, a bungalow known as Willingdon. To the south, one further bungalow at 4 Congreves Close.

The property is a 'brick-and-tile' bungalow built early 1990s. It benefits from a subsequent rear extension and detached garage to the east, both gable pitched. The front area is a spacious drive in gravel. The garden is laid in lawn and extends to the rear. A 2 metre high timber fence encloses the site.

History

H12-1132-88 - Erection of private dwelling and garage with vehicular access - Approved

H12-0439-89 - Detached bungalow and garage - Approved

Consultation Responses

South Holland IDB

No objections.

Reminds that proposals should comply with Board's byelaws.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Lutton 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 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 proposed house extension would have a total width of 7.20 metres and a depth of nearly 9 metres. In particular, the footprint would protrude 6.88 metres from the eastern side wall and 3.03 metres from the rear wall. Roofing works would increase the apex height of the full roof.

Having regard to the scale of the current bungalow and other adjoining buildings, it is concluded that the development would appear commensurate with the host property in terms of scale, mass and bulk.

To merge the extension with the existing fabric of the bungalow, roofing works would substantially alter the roof to create a hybrid layout. A gable pitch would be formed on top of the rear/side extension and the remainder of the roof would be raised across the bungalow with a hip pitched layout. The gable end facing east would be characteristic of a mansard roof which is deemed appropriate to mitigate any overbearing harm upon the adjoining residents. The bedroom would benefit from 2 no. gable pitched dormer windows on the front elevation of the property.

Internally, the house enlargement would allow the householders to meet their increasing living needs. A garage, hall, and utility room would be on the ground floor level whereas an ensuite bedroom with spacious wardrobe and cupboard would be provided on the first-floor level.

The proposed material schedule is such that the external appearance would significantly differ from the existing in the property. Facing brickwork matching that currently in the bungalow would be used for the extension. The walls of the remainder of the dwelling would be white rendered. Concrete tiles matching those in the bungalow would be laid on the entire roof. Overall, the proposals would enhance the design standards of the property by the use of new materials and it would deliver somewhat a more imaginative appearance.

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.

By reason of proximity, the relationship of the extension with the adjacent property to the east (Willingdon) is the key issue in terms of residential amenity.

It is noted that the apex height of the proposed development would be higher than Willingdon. The separation distance of the extension footprint with the eastern boundary and opposing elevation is 90 centimetres and 3.85 metres respectively. The separation given is deemed acceptable to prevent any overbearing to an unacceptable level. The adjacent residents have not raised any objection nor concerns about the impact of the proposals to their amenity standards.

There are some openings on the side wall of Willingdon but none of them seems to be primary windows. Both properties are facing north and positioned side-by-side. The extension footprint is not encroaching southwards. Given the separation distance, it is concluded that the proposal would not decrease the enjoyment of daylight to the adjoining residents by reason of overshadowing impact.

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 development would entail an additional bedroom. It is unknown the current number of bedrooms within the dwelling. However, three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage is the highest number that should be at least provided for new development.

The front drive is wide enough and adequately surfaced to allow the residents to park three cars within the plot and manoeuvre the vehicles to enter and egress the site in a safe and forward manner.

Therefore, the proposal would ensure adequate car parking provision given the size of the property in accordance with Appendix 6 of SELLP 2019.

Planning Balance

The principle of an extension and alterations 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 commensurate to the host property and would not appear at odds with the adjoining properties. The external appearance would be sympathetic with the property and its surroundings. No unduly harm is anticipated upon the amenity of residents nearby by virtue of the proposals. There would be sufficient 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.