

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H12-0085-20 **Applicant:** Mr & Mrs J Thurgood
Proposal: Proposed extensions
Location: Tanglewood Old Vicarage Lane Lutton
Terminal Date: 27th March 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a proposed extension at Tanglewood, Old Vicarage Lane, Lutton.

This comprises of a single storey and two storey extension to the rear, as well as a two storey side and first floor extension.

Site Description

The dwelling is a detached property which is situated between two other frontage detached properties along Old Vicarage Lane, which are all within large spacious plots. This part of Lutton is typically characterised by large spacious plots with mostly detached houses. St Nicholas County

Primary School is located across the road to the east of the dwelling.

The property has a 1m picket fence to the frontage and the rear garden is surrounded by close board fencing. The dwelling has a large gravelled driveway to the front, as well as a large rear garden to the south.

The site is within the settlement boundary of Lutton according to Inset Map no.56 in the South East Lincolnshire Local Plan, 2019 (SELLP).

History

H12-0674-07 - Proposed extension to the side and rear of the property.

Consultation Responses

No responses.

Planning Considerations

Size and Scale

The proposed two storey extension to the side of the property will project from the existing eastern elevation by approx. 2.7m, bringing the dwelling approx. 1m from the eastern boundary. A first floor extension would also be constructed above the existing store, bathroom and boot room. The ridge height would be lower than that of the existing dwelling.

The proposed extensions to the rear of the property are single and two storey in size. This includes an extension from the existing kitchen of approx. 3m, which will be a two storey development to create a new kitchen and additional 2 bedrooms at the first floor. The single storey extension to the rear will project from the existing family room by approx. 3.7m in order to create a larger lounge.

Taking into account the above, in the context of the spacious nature of the curtilage of the property and size of dwellings in the vicinity, the proposed extensions are considered to be of a suitable size and scale and therefore in accordance with Policies 2 and 3 of the SELLP. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as size and scale and Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings.

Layout and design

The proposed development would result in an increase in the number of bedrooms from 4 to 7 at first floor, as well as the creation of a boot room, bathroom, study, playroom, breakfast area and larger lounge at ground floor.

The proposed extensions are proposed to be clad with light oak stained timber or similar approved. Although such cladding would be different to the finish of existing properties in the area, it would add visual interest to dwelling and would not be overly dominant in the street scene. On balance, it is therefore considered acceptable. A condition requiring the specific details of cladding can be added.

The proposal is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 with regard to their provisions on design and impact on character and appearance of the area. It is also in accordance with Part 12 of the National Planning Policy Framework (2019) which states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture.

Impact upon residential amenity

No new first floor windows are proposed for the two storey extensions. There are side facing windows proposed at ground floor but there is fencing in between properties and the angle/distance between these windows and the adjacent properties (approx. 20m to the property to the west) would be such that there would be no material adverse impact in terms of overlooking.

The two storey side extension to the east would come 1m from the boundary with the neighbouring

property but there is only a garage immediately adjacent. The two storey rear extension would be approx. 6.5m from the western boundary and 10.5m from the eastern boundary. It is therefore not considered that there would be a material loss of light or overbearing impact.

Taking the above into account, the proposal is considered to be in accordance with Policies 2 and 3 of the SELLP in terms of their provisions on residential amenity.

Conclusion

In light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (March 2019) and of Section 12 of the National Planning Policy Framework (2019).

It is therefore 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.