

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H12-0426-20 **Applicant:** Mr T Godfrey
Proposal: Single storey rear extension
Location: The Bungalow 53 Marriots Gate Lutton
Terminal Date: 27th August 2020

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

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 single storey rear extension to the property The Bungalow at 53 Marriots Gate, Lutton, Spalding.

Other proposed works include garage conversion to create addition bedroom, patio in the rear garden and extension of gravelled driveway to the front of the dwelling.

Site Description

The area is characterised by residential development within the built-up area of Lutton. A certain range of designs, appearances and ages has been observed along Marriots Gate as most of the dwellings were individually designed.

As the neighbouring properties, the application site host a dwelling in the form of a bungalow built circa 1990s. There is a gravelled drive with turning point to the front. The rear garden can be accessed on both sides of the dwelling. It is spacious and laid in lawn. A mix of timber close board panels stand on the boundaries surrounding the garden, all of them nearly 2 metre high.

History

None.

Consultation Responses

South Holland IDB

No objection.

Reminds to comply with the Board's byelaws and other legislation.

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 developing an extension that is incidental to the enjoyment of a dwelling is acceptable.

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. The key material considerations are addressed below.

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; 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 extension will project outward 7.90 metres onto the rear garden from the existing rear wall. It will extend approximately 1 metre towards the southern boundary adjoining the curtilage of property No. 51. The total width of the extension amounts to 8.09 metres although most of the bulk will be 4.94 metres in width in account of the L shape form of development. The apex height will be 3.95 and the eaves, 2.62 metres high. Having regard to the existing dimensions of the dwelling, it is concluded that the proposed extension will appear subservient to the host property in terms of scale, mass and bulk.

There are currently gable walls on both sides of the bungalow. The proposed extension will incorporate two gable pitches both facing the rear garden (west). The widest part of the development will have marginally (approximately 35 centimetres) a higher pitch in comparison with the shorter part of the house enlargement. In doing so, the components of the extension will deliver a sense of scale and hierarchy between them and also with the remainder of the heights across the bungalow. The combination of pitches will be coherent and the proposed roof layout for the shorter

element will prevent the formation of flat roof for small scale rear extension which otherwise would create an adverse cumulative impact with the existing similar element on the rear/northern side elevation.

With regards to the externals materials, the resulting appearance will not harm the visual amenity of the property and surroundings. Facing brickwork, roof tiles and UPVC materials for new openings will match those existing in the dwelling.

Internally, the central part of the floor plan will be used as a living room. The furthest part of the extension will be an ensuite bedroom. The shortest element of the extension will host a utility room. The intended use of the development accords with the residential use of the host property and character of the area. The existing garage will be converted (removal of garage door, brick up, bedroom window) to create an additional bedroom. With regards to the site layout, paving slab will be laid to form a patio adjacent to the footprint of the extension. To the front of the bungalow, the existing gravelled area used as a driveway will be extended to the southern boundary. The proposals will meet the functional needs of the current occupiers of the bungalow.

In summary, the proposed development will constitute a subservient enlargement to the residential building and the external appearance will accord with the existing external materials. The roof layout will contribute to deliver a well-designed form of development. Internally, the proposed alterations will meet the functional needs of the bungalow occupiers. Therefore, the design and layout of the proposal will be acceptable and in accordance with the aforementioned policies at the top of this section.

Residential amenity

The majority of the extension will be negligibly set back 26 centimetres from the southern site boundary. It will also extend approximately 4.68 metres beyond the property to the south taking as a reference the rear wall of the adjacent bungalow (No. 51).

Albeit such proximity, it is considered that the development will not appear overbearing to the residents of No. 51. There is only one window facing the southern elevation of the application property and it does not appear to be of a habitable room by reason of its layout. Likewise, the other adjacent property to the north (No. 55) has a first-floor window on the side elevation but it does not appear to relate to any habitable room either. The protrusion of the extension is not excessive either in depth or in height to the extent that the bulk of the development will disrupt the daylight enjoyment and visual amenity of the occupiers of No. 51.

The proposed openings will ensure that the users of two additional bedrooms as well as living room will enjoy the daylight when using these rooms.

Therefore, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Highway safety and parking provision

The proposals will represent the net increase of 2 bedrooms up to a total of 4 bedrooms. Following Appendix 6 of SELLP, 2019, 3 car parking spaces should be provided with the curtilage of dwellings with 4 or more bedrooms.

The proposed block plan indicate two cars could be parked on the extended driveway. However, one further could be also added to the front of existing garage. There will be sufficient room for manoeuvring vehicles to enter and egress the site in a safe and convenient manner.

Therefore, the proposal will provide minimum car parking provision in accordance with Appendix 6 of SELLP, 2019.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019 as well as Section 12 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning 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.