DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H12-0961-20**	**Applicant:**	**Mr H Wright**
Proposal:	Extension and Alterations		
Location:	2 The Rookery Lutton Spalding		
Terminal Date:	22nd December 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

Paragraph 127 of 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 planning application that seeks permission for extension and alterations to the property at 2 The Rookery, Lutton, Spalding.

Site Description

The site is located approximately 800 metres to the north of the historic core of Lutton. It is a linear long narrow plot and forms part of a short row of six semi-detached dwellinghouses probably built

circa C20.

Ribbon development comprising residential properties and agricultural sites is found 200 metes further to the east onto Lutton Bank. The wider context is dominated by agricultural open fields which are an inherent feature of the Fenland landscape.

History

H12-0954-14 - Erection of outbuilding (retrospective) - Approved

Consultation Responses

None.

Planning Considerations

Principle of development

The site lies on the countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension and alterations that are incidental to the enjoyment of a dwelling house 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 SELLP, 2019 goes on to say that considerations shall be met about size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. In this regard, Policy 3 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 front extension will fill the full width of the front elevation and will raise up to 3.75 metres. The highest height of the side/rear extension will be 7.20 metres. The width will be as much as the original footprint of the house. The rear enlargement will protrude approximately 3.15 metres from the original rear wall. Having regard to the current dimensions of the building, it is concluded that the development will be subservient to the host property in terms of scale, mass and bulk.

Three gable pitches will be formed on top of the side/rear extension. There will a sense of scale and hierarchy from the highest one to the shortest one. The layout of the front extension will provide the form of a lean-to.

All the properties in The Rookery have had subsequent extensions to gain further floorspace and meet the householder needs. A two-storey flat roofed extension on the side of each semi-detached is a shared feature across all the buildings on the frontage. Because of that, the proposed two-storey addition will not appear excessively at odds with the symmetry of the development in the surroundings. However, the front extension might be considered initially disruptive, but its scale is fairly small.

Facing brickwork and roof tiles will match the existing fabric of the dwellinghouse. White UPCV will be used for new openings tantamount to the existing openings. The visual amenity therefore will not result significantly altered by reason of the development.

Internally, the development will ensure the gain of further floorspace to create a large open kitchen/dining room, lounge, sunroom on the ground floor level; bedroom with ensuite and dressing;

and one further bedroom on the loft space. The purpose of the development is in keeping with the use of the property and the character of the location.

In summary, the extensions are of appropriate scale and height to the host property. The front element might be slightly odd with the clear symmetry across the buildings on the street scene. However, it is of small scale and subsequent extensions had been carried out to the houses nearby. On balance, the design and layout of the development is appropriate and this application complies with the afore-mentioned policies.

Residential amenity

The two-storey nature of the rear extension will not impact to the amenity standards of the adjacent property at No. 1. The enlargement only represents a material increase of 3.15 metres. The nearest first-floor window of No.1 is not related to a habitable space. The conservatory falls at the other end of the rear elevation.

The first-floor window on the northern side elevation is an opening to lighten the bathroom. To safeguard the amenity of residents at No. 3, a planning condition will be imposed to request obscuring glazing for this window and prevent overlooking to the adjoining plot, especially the rear garden.

In summary, 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).

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 proposals will entail no increase on the number of bedrooms. Thus, the house will remain with 3 bedrooms. Two spaces should be provided within the curtilage for dwellings with up to 3 bedrooms. The drive area is sufficiently spacious to accommodate two cars and further.

In summary, the proposals provide acceptable car parking standards and comply with Appendix 6 of SELLP, 2019.

Conclusion

The form of development will cause no harm upon the character of the local area. The scale and height are subservient to the host property. The appearance will be tantamount to the existing fabric. The purpose of the proposal is to meet the increasing needs of householders for further space. The bulk of the extension anf fenestration will not undermine residential amenity of neighbours nearby.

Any adverse impacts of granting permission to the proposals would not significantly and demonstrably outweigh the benefits, when assessed against the national and local policies taken as a whole.

Taking into account the above, the application is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPFF), 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.