DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0250-21**	**Applicant:**	**J & A Goodacre**
Proposal:	Proposed two storey extension and alterations		
Location:	82 Carrington Road Moulton Seas End Spalding		
Terminal Date:	6th May 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

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed two storey extension and alterations to 82 Carrington Road, Moulton Seas End, Spalding

Site Description

The area is purely countryside. Vast agricultural fields and drains extend across the area which is locally known as Moulton Marsh.

The property is an old semi-detached dwelling that adjoins No. 84 to the north. A farm yard hosting an outbuilding is opposite the road. A few further clusters are scattered northwards.

The entire cottage is fully white rendered. The application semi-detached property appears abandoned. A mature hedge marks the boundaries between plots to the front of the old building. There is no treatment on the remainder of the boundaries. The land is mostly grassed.

A gable pitched 'party wall' element falls between the curtilages of no. 82 and 84 and each half is used independently. A concrete block wall and dilated concrete outbuilding screen the application site from the neighbouring property.

History

None.

Consultation Responses

Members of the public

Cllr. Barry Hancock raised one representation made by one members of the public recommending the installation of a minimum of 3 swift nest bricks to provide enhancement for biodiversity.

Moulton Parish Council

Request for confirming whether the front wall of the extension would be rendered or not in white matching the existing in the entire building.

Planning Considerations

Principle of development

The site is within the countryside as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial planning considerations, the principle of developing an extension that is incidental to the enjoyment of a dwelling is acceptable subject to further material planning considerations.

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 two-storey extension would protrude 5 metres from the original side wall of the cottage. The footprint of the development would appear slightly set back from the current front and rear walls. The apex height would appear slightly below the ridgeline. Having regard to the dimensions of the cottage, it is concluded that the development would appear subservient to the host building in terms of scale, mass, and bulk.

The existing rear 'party-wall' gabled element would be altered and reused as a utility room. The extension would gain further floorspace for the householders and create a large lounge room on the ground floor level and two additional bedrooms on the first-floor level. The existing dining and lounge rooms would be altered to host the kitchen relocated from the rear element.

Externally, the roof layout of the development would replicate the existing in the cottage. Likewise, the materials would be tantamount to the existing ones in the property. The fabric of the house extension therefore would blend well with the cottage.

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.

No. 82 and 84 are semi-detached properties that are not surrounded by other dwellings. Therefore, the material increase due to the proposal would not have any impact upon the amenity standards of other residents.
The development would not have any implication to the occupiers of the adjoining semi-detached by reason of position.

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 one additional bedroom up to 4 bedrooms. The local standards are 3 spaces for dwellings with 4 or more bedrooms. The land to the front and southern side of the dwelling is significant spacious. There is more than sufficient floorspace to accommodate at least 3 car spaces with turning point to enter and egress the site in a forward manner.

Planning Balance

The principle of an extension and alterations that are incidental to the enjoyment of a dwelling is acceptable.
The scale and height of the extension is subservient to the host building. The design and appearance would match the existing fabric of the cottage. In response to the Council Parish concerns, the external walls of the extension would be rendered in white finish matching the existing.

No harm upon the amenity of other residents would take place by reason of the proposal. There would sufficient car parking provision within the plot after increasing the scale of the dwelling.

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.