

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0468-20 **Applicant:** Mr S Thompson

Proposal: Proposed 2-storey side extension, plus alterations to garage doors, replacement of windows and change to external materials

Location: 1 Hatt Close Moulton Spalding

Terminal Date: 10th September 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	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed 2-storey side extension, plus alterations to garage doors, replacement of windows and change to external materials to the property at 1 Hatt Close, Moulton, Spalding.

Site Description

The area has a residential suburb character. Hatt Close extends to the west and the application site is a corner plot adjoining the highway junction with Bell Lane. There is somewhat a variety of designs and appearances although detached buildings, gable pitched roofs, attached garages and facing brickwork are the prevailing features in the surroundings.

The application property is a large two-storey detached dwellinghouse. It has a single-storey flat roof element extending to the front, side and rear. The site benefits from a spacious drive area. Grass and gravel were laid on it. The rear garden is fairly spacious and it is enclosed with a nearly 2 metre high timber fence. The boundary onto the corner curve has been treated with a conifer hedge short in height.

History

None relevant.

Consultation Responses

Moulton Parish Council

No objection.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Moulton as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of 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 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 protrude 4.1 metres from the southern side wall of the house. It will extend 7.07 metres from the rear wall towards the front. The eaves will be as much as the existing ones and the apex height will raise from ground levels to join the existing ridgeline.

The current single-storey flat roofed element will be raised to form a gable pitched roof. The gable end will face the north. The height pitch will fall 2.2 metres below that of the two-storey bulk of the house. Having regard to the existing dimensions of the house, it is concluded that the proposed material increases will be in keeping with the host property by reason of scale, mass and bulk.

Internally, the additional floorspace gained by virtue of the house extension will be used for creating a gym on the ground floor level and one further ensuite bedroom on the first floor level. Both windows on the southern side elevation will be replaced for doors to link the new rooms with the remainder of the house space. The intended use of the rooms will be clearly in keeping with the residential use of the building and will meet the functional needs of the house occupiers.

The design of the proposed works will be coherent with the existing form of development of the building. The roof proposals will deliver a sense of scale and hierarchy between the material increases and the dwellinghouse as it stands.

The material schedule reveals that the resulting appearance will differ from the existing across all elevations. The external walls of the new additions will be made of TBS Swanton Orange facing bricks which match the existing in the property. However, this application intends to obtain approval for C54 Pewter Cedar Lap cladding on the existing two-storey front projection. Likewise, White UPVC windows will be replaced for Grey Anthracite UPVC, and the existing concrete pantiles roof tiles for Marley Edgemere Interlocking Slate in all roofs. The combined use of proposed cladding, roof tiles and UPVC colour will provide a contemporary, visually appealing appearance that will substantially upgrade the property as it stands.

In summary, the proposed development will be in keeping with the host property in terms of scale, external layout and appearance. The purpose of the development will satisfy the functional needs for which it has been conceived. The roof works on the single-storey element and the proposal of cladding will upgrade and embellish the entire building. For these reasons, it is concluded that the proposals are in accordance with the aforementioned policies regarding design, layout and impact upon the character of the local area.

Residential amenity

The proposed extension will represent a new projection of the property towards Hatt Close running to the south. This part of the proposed development will be set back 1.47 metre from the nearest boundary. The separation distances with the rear boundary will range between approx 6.82 and 9.2 metres. Taking into account such distances, the proposed extension will not be overbearing to the residents of the opposing properties, No. 3 to the west and No. 2 to the south. In the absence of openings on the side wall, the extension will not create any overlooking effect.

The nearest property to the single-storey element is No. 34 Bell Lane to the north. The roof will be raised forming a gable pitch 4.43 metres above ground level. The new gable wall will extend between opposing blank elevation and front drive. The proposed height is not excessive and there is also a nearly 2 metre high fence will obscure views of this material increase. Neither overbearing nor overlooking impact are anticipated.

Accordingly, 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

Appendix 6 of SELLP sets out minimum requirements for parking provision. 3 no. car parking spaces at least are required within the curtilage for dwellings with 4 or more bedrooms in order to prevent on-street parking. The development will not entail any increase in the total number of bedrooms.

The property benefits from a spacious drive where at least 3 cars can be easily accommodate and their drivers can manoeuvre and reverse to park and egress the site in a safe and forward manner. Thus, the proposed development will remain in accordance with Appendix 6 of SELLP.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Sections 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.