DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H13-0535-23**	**Applicant:**	**Mr & Mrs I Page**
Proposal:	Single storey extension to rear of bungalow and part garage conversion - Re-submission of H13-0009-23		
Location:	12 Westmoreland Road Moulton Spalding		
Terminal Date:	4th August 2023		

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 2021

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, seeking permission for the erection of a single storey extension to the rear of 12 Westmoreland Road, Moulton. The extension would project from the main dwelling by approximately 3.9m with a width of 7.5m. The extension would be constructed in materials to match the existing dwelling.

The proposal also involves a part conversion of the garage into an en-suite shower room, with a

new flat roof.

Site Description

The application site is located on Westmoreland Road, with the Moulton settlement boundary. It comprises a detached buff brick built bungalow located on a residential street comprising mainly bungalows. The site backs onto John Harrox Primary School playing fields. The site benefits from an attached single garage with one further paved parking space in front. The rest of the front garden is lawned. The rear garden is mainly laid to lawn and is enclosed by boundary fencing.

History

H13-0009-23- Single storey rear extension and part garage conversion - Approved 06.02.2023

Consultation Responses

No representations received.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 comprises a single storey scale and would be located to the rear of the host dwelling. The extension has been designed as to consist of a dule pitched roof as well as a flat roof element and would project from the existing rear elevation by approximately 3.9m. The siting of the extension, when considered alongside the siting of the host dwelling, would ensure that the proposed extension would be largely screened by the host dwelling, with only a minor extent of the addition being visible from the highway, or public vantage points along Westmoreland Road. Therefore, the proposed extension, given its scale and siting, would not be a prominent or visually intrusive addition, and would not cause an adverse impact to the character or appearance of the area.

The proposed extension is considered to be proportionate to the size of the existing dwelling and the plot. The site is of suitable size to comfortably accommodate the proposed extension without resulting in overdevelopment of the site and would also retain an adequate amount of outdoor amenity space.

Overall, the proposals would ensure good living conditions of the house occupiers and would be in keeping with the residential use of the property.

Taking the above into account, the proposed single storey rear extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) 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.

The proposed development has been assessed with regard to any potential impact upon the residential amenities of neighbouring occupiers. The scale of the proposed extension in terms of rear projection and height, coupled with the design and materials to be used, ensures that no unacceptable adverse impact would be caused to the neighbouring residential amenities.

The closest neighbour to the proposed development is no.10 Westmoreland Road located to the south-east of the application site. The proposed extension would be sited close to the shared boundary with this neighbour, however, it would project 3.9 metres beyond this neighbour's rear elevation which meets the permitted development criteria therefore the scheme could not reasonably be resisted. In any case given the relatively modest rear projection it is not considered that any unacceptable impact would result on the amenity of this neighbour in terms of overbearing impact or unacceptable overshadowing.

With regards to the neighbour to the north-west at no.14 Westmoreland Road the proposed extension would be sited approximately 2 metres from the shared boundary with this neighbour. Given this neighbour currently projects approximately 6 metres beyond the rear of the application site, the proposed extension would still result in the rear elevation of the application site not extending beyond this neighbours rear elevation therefore no overbearing impact would result on this neighbour.

Taking the above into account, the proposed single storey rear extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Parking Provision and Highways

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision.

3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. However, for this proposal there is not an increase in the number of bedrooms within the property, therefore the parking requirement would not change. The access and parking arrangements remain unchanged, therefore, it is considered that the proposal would not result in an unacceptable impact on highway safety.

Therefore, the proposed parking provision complies with Policy 36 and Appendix 6 in the SELLP, 2019.

Planning Balance

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 proposed extension will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Conclusion

The application is considered to be in accordance with Policies 1, 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019, along with the relevant provisions of the National Planning Policy Framework.

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.