Application No:	**H13-0649-23**	**Applicant:**	**Mr & Mrs D Lockley**
Proposal:	Two Storey Extension to House		
Location:	35 Earlsfield Moulton Seas End Spalding		
Terminal Date:	14th September 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
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 9 - Promoting Sustainable Transport
Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a two storey extension to 35 Earlsfield, Moulton Seas End. The proposal will measure at 4785mm (front width), 3720mm (rear width) and 6400mm (length).

Site Description

The site lies within the settlement boundaries of Moulton Seas End as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is surrounded by a large hedge acting as a boundary fronting the highway along the front and side elevations. The property is set back from Seas End Road by approximately 23m.

The property comprises a semi-detached form with No. 10 Seas End Road, this is a common theme for the houses within the immediate area. Most of the properties within this area are made of red brick with a tiled roof and white uPVC windows and doors. In the rear garden there is a variety of trees and bushes, there is also a summer house in the corner of the garden with multiple sheds for storage purposes.

History

No relevant history.

Consultation Responses

South Holland Internal Drainage Board

No comments.

Lincolnshire County Council Highways & SUDS

No objections.

LCC Historic Places Team

No archaeological input required.

Public Representation

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one resident comment has been received in support of the application and is summarised as follows

- I do not have any objections to this planning application and support the new build.

Evaluation

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated 2021) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Planning Considerations

Layout, Design and Consideration of the Character and Appearance of the Area

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, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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. Furthermore, policy 3 accords with the provisions of section 12 of the National Planning Policy Framework, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The proposal will protrude from the south west side elevation by 4785mm at the front and 3720mm at the rear, running almost the full length of the existing house, extending 6400mm in length. As the development is for a two storey extension, the extension is of a height that is similar to the existing property although, comprising a lesser eaves and ridge height than the existing. These measurements can be seen as proportionate and acceptable when compared to the host dwelling, the height being subordinate to the host dwelling ensures its suitability and overall provides adequate extra floor space for the residents.

The materials being used will be in keeping with the area and match that of the existing house. The walls will be facing brickwork, roof will be concrete tiles and the windows and doors will be white uPVC. By using this it ensures that the development will blend in and not create any visual discrepancies. It will also mean it has no material adverse impact on the street scene.

As part of the development there will be some internal alterations taking place. The new rooms being added as part of the extension include a new lounge on the ground floor with a floor space of 3360mm by 5740mm, within the lounge there is a set of French Doors going at the rear and a window at the front. On the first floor there will be a new bedroom (4425mm by 2600mm) with a wardrobe (1560mm by 2750mm) and en-suite (1750mm by 1850mm). By relocating the existing lounge into the extension, dining room will now go into the existing lounge with the existing dining room turning into a study area. The old study will now become a utility at the rear of the kitchen with the store room being used as a WC. The hall will now come up level with the front of the extension. In the new master bedroom there is a window at the front, as well as in the en-suite and wardrobe, there are windows facing the rear. The en-suite will be obscure glazed due to the nature of the room and to ensure that no overlooking will occur. Many of these internal alterations are not subject to the need to obtain planning permission through this application but as they are detailed within the plans they have been mentioned in the report.

It can be considered that the proposal is in accordance with Policy 2 as the design is appropriate to the area and improves the area, and Policy 3 through the use of high quality and inclusive designs. By according to these policies, along with section 12 of the National Planning Policy framework, it can be considered that the balance is in favour of the application.

Impact on Residential Amenity/Land Users

Paragraph 130 of the National Planning Policy Framework (2021) states that development should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposed two storey extension would have minimal material impact on residential amenities. Despite the size of the extension there would be no concerns regarding overshadowing due to there being various large trees at the rear boundary between the host dwelling and No. 32 Earlsfield, which benefits the proposal. There are two proposed windows to go at the rear of the extension in the en-suite and wardrobe, due to the nature of the en-suite this window will be obscure glazed and therefore no overlooking will arise following an approval, the window in the wardrobe should also be acceptable due to the distance and the existing trees. The development would not appear

overbearing on the area or locality.

Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development. The proposal will not be overbearing on the area due to its siting and as it incorporates a similar design to that of the properties nearby.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (2021) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2021) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

Policy 36 states that 'all new development should provide vehicle and cycle parking in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements set out below-

- For major residential development - off-curtilage parking is designed to maximise levels of security and safety for vehicles, drivers and pedestrians'

Appendix 6 sets out the minimum required parking spaces, houses with 4 or more bedrooms must provide 3 spaces. Following a site visit it was determined that it is common for houses in this area to park off of their curtilage and along the road, therefore it would conform with one of the requirements set out within Policy 36 as listed above as parking on the road would provide security and safety for vehicles, drivers and pedestrians etc. There is also a garage within the curtilage of the dwellinghouse; however, the LPA are unaware of the size of this, if the garage has an internal width of 2.6m by 5.6m with an additional 1m for cycle parking then it can be considered to count as 1 space and the distance between the garage and the highway would also provide a space for the residents.

It can be considered that as a result of this application it won't cause an unacceptable impact on highway safety as the resultant extra bedroom will not add a significant amount of vehicles onto the road and make it unsafe for the nearby residents, therefore it should not be refused on highway grounds.

Taking all of the above into account, it is considered that the proposal can be considered to be acceptable on balance, despite there not being sufficient space within the curtilage, given that there is adequate parking within the surrounding area, which is also safe for the residents and other drivers. The development is therefore considered to be acceptable when considering Policy 36, appendix 6 of the South East Lincolnshire Local Plan and Section 9 of the National planning Policy Framework.

Planning Balance

The proposed two storey extension would not materially harm the character or appearance of the area. There would be no overshadowing and overlooking as a result due to the existing trees within the area. The overall design and materials being used are in keeping with the property in which the application is going.

This proposal is therefore considered to be in accordance with Polices 2, 3 & 36 (Appendix 6) of the SELLP and Section 9 & 12 of the NPPF.

Conclusion

The recommendation is for a delegated approval.

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.