

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0995-19 **Applicant:** Mr & Mrs J Reynolds
Proposal: Two-storey extension
Location: Bucks Cottage 129 Seas End Road Moulton Seas End
Terminal Date: 2nd December 2019

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	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for two-storey extension to the property Bucks Cottage at 129 Seas End Road, Moulton Seas End, Spalding. The purpose of the development is to create 1 no. ensuite bedroom, one additional bedroom, a family room and new lounge.

Site Description

The site is approximately 380 metres to the south of the built-up area of Moulton Seas End. It is part

of a cluster of residential properties within spacious plots. Jack Bucks Farm is around 200 metres to the north-east. The wider area is characterised by open fields and drains of the rural Fenlands landscape.

The property is a traditional two-storey semi-detached house. An IDB owned drain bounds the curtilage of adjacent property crossing from north to east. There is a gravel area to the front and side of the property used as a drive and turning point. A patio and small grassed area extend to the rear.

History

H13-0005-10 - Proposed first floor extension and porch - Approved.

Consultation Responses

None.

Planning Considerations

Principle of development

The site is not within any settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The site is therefore considered to be located within an area designated as countryside. However, there is no objection to the principle of a house extension which is ancillary to the main dwelling. No sequential approach can be used to steer the proposed development elsewhere. Therefore, the key policy issues relate to the material considerations discussed below.

Layout and design

The development would double the footprint of the existing house. There would be an increase of 6.07 metres to the southern side elevation and the depth would be equal to the length of such elevation. No part of the extension would be set forward from the existing front elevation. The ridge height would be tantamount to that of the main roof of the house. Despite doubling the current footprint of the house, the proposal would be still commensurate to the host property in terms of scale, mass and bulk.

The hip roof would be enlarged to the south in order to cover the upper side of the two-storey extension. The development would constitute a continuation of the existing house doubling the scale and bulk of the building. The core of the extension would be two-storey whereas at the rear the lean-to element would be enlarged from the existing one. Thus, the form of development would be clearly in keeping with the current layout of the house. The size of front windows would share identical size and layout to those in the property. The detailing of the proposal would deliver a higher quality design rather than any very standard house extension. A chimney stack would be erected on the side elevation from the ground level to the rooftop. This element would relate well with the shorter chimney on the edge of the rooftop with the adjacent semi-detached house. The fabric on the facing brickwork would be replicated as existing. With regards to the external materials, the resulting appearance would match to the house as it stands.

Impact upon the local character of the area

Given the semi-detached nature of the property, the proposal needs to be assessed in conjunction with the adjacent house and overall the surroundings.

The proposal would represent an important increase of the scale and bulk of the building albeit appropriately. The symmetry would be dissipated after carrying out the proposal. However, the development has the appropriate scale and hierarchy in relation to the host property and the material increase would not be therefore detrimental. Moreover, the wider street scene comprises a range of varied designs and appearance. The property is not part of a frontage of symmetric or highly similar development between houses.

Impact upon residential amenity

The form of development is identical in scale and height to the host property. As a result of that, no overbearing impact is likely to the residents of the adjacent semi-detached No. 127. No adverse effect by virtue of overshadowing and overlooking is anticipated.

Parking provision

The increase of the number of bedrooms would be up to 5 after carrying out the proposal. 3 spaces for dwellings with 4 or more bedrooms are required as per Appendix 6 of SELLP. In this case, the drive is more than sufficiently wide to accommodate such number of vehicles within the curtilage.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 36 of the South East Lincolnshire Local Plan (SELLP), 2019 and Section 12 of the National Planning Policy Framework (NPPF), 2019.

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.