DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0217-23**	**Applicant:**	**D Ivoaea**
Proposal:	Proposed Loft Conversion, Alterations and Extension		
Location:	27 Wardentree Lane Pinchbeck Spalding		
Terminal Date:	29th June 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 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 a proposed loft conversion, alterations and extension at 27 Wardentree Lane. This development would be of a similar size to the main part of the dwelling at the front, included within the application is a proposed porch and small side extension.

Site Description

The detached bungalow is within the settlement boundary of Pinchbeck, as outlined within the

South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is on a similar sized plot to others on this road and is built in the same style with red bricks and white uPVC frames. There is a variety of bungalows and two storey dwellings in this area. It has a large gravel driveway at the front of the property which leads to the rear of the property also, in the rear there is a conservatory.

History

No relevant planning history

Consultation Responses

No consultation responses.

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, 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.

This proposal includes a loft conversion, addition of a porch to the front and a small extension on the side to make the hallway wider. It also includes some alterations internally. The proposed loft conversion will be of a similar size to the existing ground floor itself, the measurements at the ground floor are 9365mm by 7890mm. The height of the eaves where the loft conversion will be going are 2765mm with the total height of the building being 6612mm, the eaves will be 440mm higher than the existing to allow for headroom for the residents. The proposed porch at the front of the property will measure at 1000mm by 2500mm. Finally, the extension at the side to extend the wall out will make the hallway wider and level with the conservatory at the rear joining the main dwelling, this allows for more floor space. In regards to the existing dwelling, the measurements for the proposed loft conversion and size of the porch are considered to be proportionate and therefore acceptable.

The materials being used are all to match the existing dwelling itself, it will be made of red brick with white uPVC frames for windows and doors and a tile roof. By using these materials it means the proposal is in keeping with the local area as most houses down this road also are made of this and therefore the design of the development is considered to be acceptable.

The roof for the proposed loft conversion will include roof skylight windows at the front of the property with a full width dormer at the rear to provide more space and light. Dormer windows of this type are not common in this area however they are common for bungalows when they are adding a second floor with a loft conversion taking place. Overall, the proposed style of the roof will blend into the dwelling through the materials being used, this ensures it doesn't create any visual discrepancies and is considered acceptable.

Internally there will be some changes being made, these include the removal of the living room wall to make it open plan and also as this was recommended by the structural engineers. Another wall will be removed and brought in slightly to make the room at the front slightly smaller, this is to allow room for the stairs to go in to access the loft conversion. At the rear of the property the wall that divides the conservatory with the rest of the house will also be removed to make it open plan, the wall at the side of the hallway to access the conservatory is also being removed as previously mentioned as they will be extending this area slightly. As part of this new wall there will be a set of bi-fold doors to allow access outside and also the roof will be widened to accommodate the new wall.

Taking the above into account, the proposed loft conversion, alterations and 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.

Impact upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed roof skylight windows situated at the front of the property are not considered to overlook and impact resident amenity due to the fact they will be facing the main road and not angled towards a neighbouring property. There are no windows on the side of the loft conversion that could overlook either, there will be the addition of bi-fold doors on the small wall extension however as this is single storey there will not be any cause for concern. The dormer windows situated at the rear of the dwelling could be considered to give oblique views into the neighbours rear gardens, No. 25 to the west has a set of tall trees at the boundary point which will prevent any overlooking caused by the proposed windows and therefore this will have no material adverse overlooking impact. As the proposal dwelling is also situated slightly further forward of No. 29 it would minimise any concerns, any overlooking would be minimal and no loss of amenity would occur.

The proposed loft conversion will not be overbearing or have unacceptable overshadowing. As previously mentioned, there are trees on the western boundary which will prevent any overshadowing that could be caused by the development as these trees will be higher than the proposal. Similarly, there wont be any overshadowing concerns to the rear as there is a distance of approximately 82 metres to the dwellings behind. There is a distance of around 2 metres from the eastern elevation to the boundary point on this side and although there is minimal distance between the proposal and the curtilage, the positioning would mean that no significant shadow would be cast. Also, as the development will not be a full sized second storey, the impact caused would not be material or unacceptable

When the above is considered, the proposed loft conversion is deemed to comply with Policies 2 and 3 of the SELLP, 2019 and Section 12 in the NPPF 2021 in terms of residential amenity.

Parking Provision

Policy 36, Appendix 6 of the SELLP 2019 sets out the minimum requirements for car parking provision. No. 2 spaces must be provided within the curtilage for dwellings with up to 3 bedrooms. The drive at the front and side is clearly sufficient to provide enough parking for the vehicles and therefore is in accordance with Policy 36 Appendix 6.

Planning Balance

The proposed loft conversion, alterations and extension will not materially harm the character or appearance of the locality or amenity of nearby residents. It could be considered that there is some overlooking / overshadowing into the property on the east however this would be very minimal and isn't impactful enough to warrant a refusal. The driveway at the front also provides enough space for the amount of parking. Therefore it is considered to be in accordance with Policies 2, 3 & 36 Appendix 6 of the SELLP 2019.

Conclusion

The recommendation is therefore 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.