

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0233-20 **Applicant:** Mr & Mrs A D Boor
Proposal: Proposed extension to integral garage
Location: 111 Church Street Pinchbeck Spalding
Terminal Date: 4th 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	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed extension to integral garage to the dwelling at 111 Church Street, Pinchbeck, Spalding.

This application is a re-submission in response to the refused application ref. H14-0881-18 for proposed detached garage. The following reason for refusal was set out in the Decision Notice dated 25 October 2018.

"1. The proposed garage would appear prominent and visually intrusive in the street scene, given its scale, height and mass in the context of its location within the site, forward of the house adjacent to the front boundary, providing a form of development out of keeping with the character and appearance of the local area.

The proposed development would therefore be contrary to Policy SG14 of the South Holland Local Plan 2006 which allows development that makes a positive contribution to the architectural and visual quality of its surroundings. This is in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2018 which only supports good design whether the proposal is visually attractive as a result of good architecture and layout and is sympathetic to local character and history, including the surrounding built environment."

Therefore, the purpose of this current application is to seek permission for further garage space addressing the issues that had merit for the refusal of the previous proposal.

Site Description

The site is within the built-up area of Pinchbeck. It is part of a row of detached dwellings forming a long frontage on the eastern side of Church Street.

The property is a two-detached storey house. There is a bungalow adjoining each side of the curtilage. A brick wall with railing and a large gate stand on the front boundary. To the front of the property, there is a spacious drive with paved surface.

History

H14-0881-18 - Proposed detached garage - Refused

Consultation Responses

None.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Pinchbeck as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is 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 project 4.84 metres outwards from the existing garage and 1.22 from the northern side wall of the house. The maximum width will be formed on the front elevation and amount to nearly 6 metres.

The footprint of the development indicates that rear half of the extension will be set at an angle following the northern boundary line. The extension will encroach to the front of the existing kitchen to the extent that the extension will protrude 2.25 from the kitchen onto the drive. The apex height will be 4 metres and the eaves 2.40 metre high.

Having regard to the dimensions of the house, it is concluded that the development will be subservient to the host property in terms of scale, mass and bulk.

A gable pitched roof will cover the front part of the extension whereas the rear part will be flat roofed. The reason of such roof arrangements is to respect the first-floor bedroom room on the northern side elevation. The gable pitch on the front is clearly in keeping with the existing two gable pitches which dominate the design of the house on the street scene.

With regards to the proposed external materials, the double pitched roof will be made of concrete interlocking tiles matching those existing in the property. The walls of the entire extension will be rendered with a light grey silicone finish. The existing horizontal white cladding that coats the first-floor section of the house will be replaced for horizontal light grey cladding. The resulting appearance will relate well with to the red facing brickwork on the ground floor walls and existing roof tiles. Other materials such as dark grey UPVC will be used in joinery, fascia and soffit will also suit the remainder of the building.

Internally, the extension will mostly accommodate the garage but also a porch. This front room will have a door on the side facing south. A slit window will be opened next to the garage door on the front wall of the extension. Internal alterations will be made accordingly to erect the extension.

In summary, the proposed development meets the functional needs of the household member and it is in line with the use of property and, by extension, the residential character of the area. Externally, the form of development appears well integrated with the host property and its appearance will match with the buildings and will not harm the wider street scene.

For these reasons, it is considered that the proposals accord with the aforementioned policies concerning design, layout and impact upon the character of the local area.

Residential amenity

The distances of the extension with the northern boundary line range between 2.25 metres and 97 centimetres from front to rear.

The adjacent property to the development (No. 113) is of single-storey nature such as the proposed extension. The nearest point of this neighbouring dwelling has a blank elevation and it does not appear to contain a habitable room. Albeit the proximity each other, the height of both elevations are not significantly different. Additionally, an existing 1.7 metre high brick wall will remain on the northern boundary which will contribute to obscure views of the extension from the curtilage of No. 113. Therefore no harm is anticipated by reason of overbearing impact.

Given the position of the extension and absence of windows on the side elevation, no harm will occur in terms of overshadowing neither overlooking impact.

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

The proposed works will not entail the increase of the number of house occupiers neither bedrooms. In fact, they will contribute to add further floor space for car parking.

Appendix 6 of SELLP sets out minimum requirements for parking provision. 2 spaces should be provided for dwellings with up to 3 bedrooms. The total number of bedrooms is 3. In view of the proposed garage layout and existing spacious drive, there will be availability to accommodate sufficient number of cars within the curtilage and the proposal therefore accords with Appendix 6 of SELLP.

Conclusion

The proposed development has good standards of design. The internal layout serve the functional needs of the household members and externally the form of development is more sympathetic with the character of the local area than the detached garage refused in the previous application H14-0881-18. The appearance will be in keeping with the host property and wider street scene.

The development is acceptable on its own merits and also in comparison with the refused proposals as it overcomes the reasons for refusal.

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.