DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H14-0483-23** | **Applicant:** | **Mr & Mrs Medlycott** |
| **Proposal:** | Proposed Extension & Alterations | | |
| **Location:** | 56 Parson Drove West Pinchbeck Spalding | | |
| **Terminal Date:** | 20th July 2023 | | |

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

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|---|---|
| 01 | Spatial Strategy |
| 02 | Development Management |
| 03 | Design of New Development |

**National Guidance**

**National Planning Policy Framework 2021**

Section 12 - Achieving well designed places

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 1 | 0 | 0 |
| WARD MEMBER | 0 | 0 | 0 | 0 |

CASE OFFICER ASSESSMENT

**Proposal**

This is a householder application seeking permission for a proposed extension and alterations at 56 Parson Drove. The development will measure at 23724mm total west width, 14582mm total rear length and 9080mm east width. There will be some internal alterations taking place as well as some minor changes externally.

**Site Description**

The site is situated outside of any settlement boundary and is therefore considered to be situated within the countryside as stated by the South-East Lincolnshire Local Plan, 2019. It is over 2000m outside of the Northgate & West Pinchbeck settlement. It is one of a few houses along Parson

Drove with the nearest property being 90m away, there are stables to the east of the dwelling which are for personal use. There is a large gravel driveway at the front of the property with a low wooden fence acting as a boundary treatment.

## History

H14-0678-17 - Change of use from agricultural to private grazing including use of existing stables and yard. General maintenance to existing stabling with no alterations, post and rail fencing to all boundaries to include 2 field gates - Approved

H14-0720-22 - Proposed extensions and loft conversion - Approved

## Consultation Responses

Pinchbeck Parish Council

Support - In keeping with the street scene.

## 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.

The measurements of the proposal will be a total width of 23724mm (west), a total length of 14582mm (rear length) and 9080mm (east width), the total height of the development will be of a similar height to the existing dwelling. It will protrude from the east by 2170mm and the west by 2650mm. On the west, this can be broken down into 6010mm width for the lounge/kitchen/dining area and 17714mm for the main part of the extension on the west which creates additions to the existing bedrooms. On the east the 9080mm can be broken down into four different measurements for each new room, 2415mm (bathroom), 1595mm (entrance), 2390mm (study) and 2680mm (utility). These measurements are considered to be proportionate to the dwelling itself.

The materials being used for the proposed extension will be similar on some parts. The walls on the existing dwelling are made of facing brickwork whereas the extension will be made of blockwork skin with render finish. The roof will be made of red clay tiles to match the existing, alongside the windows which will be made of white uPVC to match that of the existing dwelling. The front door will remain the same, the side door will also be white uPVC but the bi-fold doors at the rear will be in a grey aluminium. For the most part, these materials are matching and in keeping with the existing dwelling and therefore is considered to be appropriate and given that there is limited other development in the area, there is no particular character to follow and the design is considered acceptable in amenity terms.

Internally, there will be some alterations to allow for more floor space within the house. This includes an open plan lounge/kitchen/dining area in the rear section of the proposal, alongside this there will be extensions to all the bedrooms and the addition of an en-suite within them. There will also be the addition of a new bathroom, study, utility and a small entrance hall on the east elevation. An existing lounge at the front will become a snug, similarly the existing kitchen/dining room will now become a hallway that will lead into the rear extension.

Taking the above into account, the proposed extensions and loft conversion 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 nearest resident in relation to the proposed extension is over 90m away, this provides adequate distances to other properties and therefore it can be considered that this will not have an impact on neighbouring dwellings in terms of overshadowing. The development will also not be overbearing.

The proposed windows are not considered to overlook into neighbouring properties due to the distance and the nature of the proposal as it is a single storey development. The surrounding area is fields and therefore this will have no impact upon resident amenity.

Trees

Two trees will be removed to make way for the development at the rear, the Tree Conservation Officer was consulted on this however it was decided that these trees do not involve anything of great amenity value being removed. It was also suggested that the trees will need protection to 'British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendation's ; during construction works'.

Other Matters

Following on from the consultation with the Tree Conservation Officer it was suggested that the Lincolnshire Bat Group should be consulted with regards to the potential for bats in the roof of the bungalow. However, it was decided that due to there being existing permission for works to the roof which was approved in 2022 with no concerns regarding bats, a bat survey would not be needed as similar works to the roof will be taking place in this proposal.

Planning Balance

The proposed extensions and loft conversion will not materially harm the character or appearance of the locality or amenity of nearby residents. Two small trees will be removed at the rear however upon consultation it was decided that no trees of significant public amenity value will be effected by the proposal. In regards to potential bats it was concluded a bat survey was not needed as permission for similar works was granted in 2022 without one being carried out. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and not cause concerns regarding trees and potential bats.

## 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.