

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0541-22 **Applicant:** Mrs N Hemingway
Proposal: Single storey extension to form self contained annexe
Location: 88 Surfleet Road Pinchbeck Spalding
Terminal Date: 26th July 2022

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 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 single storey extension to form a self-contained annexe at 88 Surfleet Road, Pinchbeck.

Site Description

The site is situated within the defined settlement of Pinchbeck, according to Policy 1 in the South East Lincolnshire Local Plan, 2019. The application dwelling is a semi detached, fully rendered two

storey dwelling, which has a small single storey side extension. The dwellings along this road are a variety of two storey dwellings and terraced bungalows, of a variety of ages and designs.

The dwelling is well set back from the road, with a large grassed front garden and small path leading to the main entrance on the side of the property. The driveway is situated at the rear of the property with access via Milestone Lane. There is a large cement cladded garage situated at the rear of the site.

History

H14-1238-01- Approved on 26-11-01- Extension to provide new kitchen and utility rooms.

H14-0406-98- Refused on 15-07-98- Erect dwelling and garage.

H14-1106-86- Approved on 06-02-87- Erection of dwelling and garage.

Consultation Responses

No consultation responses received.

Planning Considerations

Principle of development

The site is within the settlement boundary of Pinchbeck according to Policy 1 in the South East Lincolnshire Local Plan, 2019. Therefore, the principle of a house extension to form an annexe that is incidental to the enjoyment of a dwelling is acceptable.

Layout, Design, Size and Scale

Paragraph 130 of 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; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed single storey extension will protrude from the existing side elevation by approx. 5.8m with a depth of 8.09m. It will project as far out as the front elevation of the lounge. The extension is considered proportionate and sympathetic to the existing dwelling and the plot. A sufficient amount of outdoor amenity space would be retained in the rear garden therefore the proposal would not result in overdevelopment of the site.

The external materials include render on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. Therefore the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

The roof would be formed from a cross hipped gable structure. The proposed roof is not considered to be at odds with the host dwelling which is a side gable roof.

The annex would comprise of one bedroom, shower room and an open plan kitchen/dining/living room. It would have a separate access via the front entrance to the east elevation but would still be linked to the existing house as the parking and amenity areas would be shared. The gross floorspace is adequate per room to ensure good living conditions to the annexe occupier. The building would retain the appearance of a domestic dwelling. It is considered that it would not materially harm the street scene or the character or appearance of the locality. Overall, the size and external appearance of the proposal would not be at odds with the existing dwelling on the site or the immediate area.

As such the proposed development is on balance considered acceptable in terms of its impact on the character of the existing dwelling and the area therefore it accords with Policies 2 and 3 of the SELLP, 2019 and the Section 12 of the NPPF, 2021.

Residential amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The closest neighbouring property would be situated to the north at no.2 Milestone Lane. The proposed annexe does not have any windows on the side elevation, therefore there would not be a material overlooking impact.

Given the single storey nature of the extension, the separation distance (approx. 3m) is considered sufficient as to not result in any unacceptable impact in terms of overshadowing or overbearing impact. The conservatory to the neighbouring property is the closest to the proposed annexe and has windows on two other sides that would continue to allow sufficient light.

As such, the proposals are not considered to unacceptably harm the residential amenity of adjacent neighbours by reason of unacceptable overshadowing, overlooking or noise. It therefore accords with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking Provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The development would entail an additional bedroom in the annex. It is unknown the current number of bedrooms within the main dwelling, however, a maximum of 3no off-street parking spaces would be required for the site. The existing garage to the rear has 2no parking spaces and 2 further vehicles can be accommodated in the driveway to the rear.

As such the scheme is considered to comply with the current parking standards of Policy 36 and Appendix 6 in the SELLP, 2019.

Planning Balance

The principle of a house extension to create an annex that is incidental to the enjoyment of a dwelling is acceptable. The scale and height of the extension is on balance acceptable in relation to the host dwelling. It is considered that the development would not harm the amenity of residents nearby. The additional bedroom on the site is not anticipated to increase the pressure on the car parking demand within the curtilage.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

Conclusion

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 proposed single storey extension to form an annex will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 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.