DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0659-20**	**Applicant:**	**Mr A Taylor & Miss K Hardman**
Proposal:	Two storey and single storey extensions, alterations and external works		
Location:	131 Spalding Road Pinchbeck Spalding		
Terminal Date:	8th October 2020		

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 2019

Section 12- Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a proposed construction of a single and two-storey extension with associated alterations and external works, at 131 Spalding Road, Pinchbeck.

Site Description

The property is a detached two storey dwelling situated north-west of Spalding, along Spalding Road. The dwelling is well set back from the road. The plot has a large grassed front garden, with no boundary treatment to the front of the property. There is a long driveway to the side of the dwelling which follows down to the rear garden. The rear garden is very spacious and is not overlooked by any properties from the south or west.

The dwellings situated along Spalding Road are of a variety of ages and design.

History

No relevant planning history.

Consultation Responses

LCC Historic Environment Officer- The proposed development is situated directly adjacent to the site of ongoing archaeological excavations ahead of the Spalding Western Relief Road. These have revealed an extensive area parallel to the west of Spalding Road on the former fen edge, with a focus of multiphased Roman and early medieval salt working, industrial activity and settlement evidence. Thus there is a high potential for these remains to continue northwards into the area of the proposed development. Therefore the development should be subject to archaeological monitoring prior to development.

Welland & Deeping Internal Drainage Board- Need to determine whether the new surface water run-off will discharge to either: soakaways, mains sewer or to a watercourse.

Pinchbeck Parish Council- Support.

Planning Considerations

Layout and Design

The proposal includes several changes to the ground floor and first floor of the dwelling. At ground floor, there is a proposed single storey rear extension which will replace the existing out room and result in the demolition of the existing garage. The kitchen in the original dwelling will be enlarged, with the new rear extension accommodating the dining room, additional family area and a new shower room. The single storey rear extension will include four roof lights to allow natural light into the dining area. This is considered to be an acceptable layout and is clearly in keeping with the residential use of the building.

The proposal also includes a two storey side extension. This will add an office/study to the ground floor layout as well as an integrated garage. At first floor there will be an additional bedroom to the southern elevation and it will also include a dressing room and an en suite bathroom.

The rear single storey extension will have an uneven dual pitched roof to keep the height low, and the side two storey extension will have a hipped roof which will both compliment the hipped roof style of the original roof.

The proposed surface water is likely to be dealt with via soakaways (ground dependent) however if this wasn't possible the applicants would seek permission from the Board to discharge into the adjacent ditch. This has been confirmed with the IDB.

The proposed materials are red facing brick to DPC with the entire dwelling being rendered which will give a modern and contemporary look to the dwelling. The rendering finish is something which is typically seen along Spalding Road, for example at no. 153 and is therefore considered to be acceptable. The roof tiles are proposed to match the existing slate roof and also zinc profiled roof to the rear extension. The windows are proposed for a grey uPVC finish, replacing the existing white uPVC which will improve the overall look of the dwelling, giving it a modern design.

Overall, the proposed layout and design gives the dwelling a new, modern and contemporary look which complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019 which seek to ensure good design standards.

Size and Scale

The proposed rear extension will project from the western elevation and extend out approx. 4.6m, as far as the furthest existing rear wall. It will have a width of approx. 10.9m and project almost as far as the side elevation of the proposed new two storey extension.

The proposed two storey side extension would project off of the southern elevation by approx. 4.5m, which is acceptable given the plot size.

Overall, the proposed size and scale of the extensions can be considered to in keeping with the scale of the host property and the plot it sits within.

Taking the above into account, the proposed extensions and alterations are deemed to be compliant with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019. It is therefore deemed as acceptable.

Impact upon Residential Amenity

It is not considered that the proposed extensions and alterations to the dwelling will have a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing.

The proposed windows to the extensions include sliding doors to the rear single storey extension which pose no impact upon overlooking due to the single storey nature of the proposed extension and there being no properties located to the rear of the site. The roof lights would be on the southern roof slope and therefore look away from the neighbouring property. The two storey side extension includes two new windows to the rear and one large window to the front elevation of the dwelling. The proposed front master bedroom window would be set back compared to the existing front windows. There would be no overlooking issues in respect of these given the separation distance with properties across the road, which are approx. 40m away, and there only being open fields to the rear.

The proposed two storey extension would also not create overshadowing or be overbearing in natures due to the extension being situated off the southern elevation of the dwelling.

The plot is of a substantial size and will not impose upon the amenity space for the current residents.

Taking the above into account, the proposed extensions and alterations to this dwelling would not have a detrimental impact on residential amenity and it therefore complies with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in this regard.

Parking provision

This extension will protrude from the eastern elevation by approx. 2.1m to allow sufficient space for a garage to accommodate a car. In addition to the space that is available within the curtilage for car parking, this is considered to comply with the SELLP, 2019 parking standards in Appendix 6.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

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.