DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0695-20**	**Applicant:**	**Mr & Mrs Crawford**
Proposal:	Proposed Two Storey Side Extension		
Location:	Marlow House Fengate Road West Pinchbeck		
Terminal Date:	21st October 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

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
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application that seeks permission for a proposed two storey side extension to a detached dwelling at Marlow House, Fengate Road, West Pinchbeck.

The aim of the development is to gain further floorspace to create two additional bedrooms at first floor and a cinema, bar area and office at ground floor.

Site Description

The site is situated approx. 2.5km to the west of Pinchbeck. The plot is shared with two dwellings, May Cottage is situated closer to the main road and Marlow House is set approximately 23m back on the plot.

The closest neighbouring property is situated to the west of Marlow House and is approximately 38m away. Marlow House is situated on a very spacious plot, with a large gravelled driveway and a gated boundary treatment to the north. The surrounding land is mostly grass, with mature trees situated to the west of the plot.

The property is surrounded by open fields to the north and south. The dwellings situated in the surrounding area, are detached and on spacious plots, with a variety of ages and designs.

History

H14-0129-20- Approved 07-04-20 - Proposed single storey side extension

H14-0201-02- Approved 09-05-02- Proposed house and garage

Consultation Responses

Welland and Deepings Internal Drainage Board - No objections.

Planning Considerations

Layout, Design, Size and Scale

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 two storey side extension is to protrude northwards by approx. 8.8m and a maximum depth of approx. 15.3m. There will also be alterations to the entrance hallway and staircase, this will be increased to a maximum depth of 6.3m. This is a very large proposal which will add a considerable amount of amenity space for the current residents. However, the plot is of a spacious size and having regard to the existing dimensions of the house, the proposed additions are acceptable in terms of size and scale.

Internally, the purpose of the development is to gain further internal floorspace for enlarging and creating new rooms inside the house. At ground floor, the extension will mostly be additional entertainment rooms, including a cinema area, a bar and office. It will also enable to creation of a snooker area where the living room is currently location. At first floor, the extension includes an additional 2 bedrooms to the property, one being a new master bedroom. The master bedroom will include a large dressing area, ensuite bathroom and a large balcony facing westwards. This is in keeping with the current residential use of the property.

The proposed materials include the facing brick to match the existing, roof tiles will also be matching the existing. The existing white uPVC windows and doors will all be replaced with grey uPVC. This will give a modern and contemporary look to the property.

The cross gable roofs will be in keeping with the existing appearance of the dwelling.

Taking the above into account, the proposal is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 it is therefore deemed as acceptable in terms of layout, design, size and scale.

Impacts upon Residential Amenity

The proposed development is off the northern elevation. To the north of Fengate Road is open

fields/agricultural land. There are two new dormer windows which are proposed on the front elevation of the proposed extension to the first floor, along with a large window to the rear elevation and balcony, which will look on to the large rear garden. The closest neighbouring property to the west (The Bungalow) is approx 27m away and the nearest property to the east (May Cottage) is owned by a family member. It is therefore not considered that overlooking would be an issue.

The proposed two storey side extension is a considerably large extension, which will dramatically change the property. However, due to the size of the overall plot and the distance to neighbouring properties (approx 27m to The Bungalow and approx 18m to May Cottage) it is not deemed that the proposed development would be overbearing to neighbouring properties or result in unacceptable overshadowing.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

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.