DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0720-22**	**Applicant:**	**Mr & Mrs Medlycott**
Proposal:	Proposed extensions and loft conversion.		
Location:	56 Parson Drove West Pinchbeck Spalding		
Terminal Date:	27th September 2022		

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 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
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for proposed extensions and a loft conversion to the property at 56 Parson Drove, West Pinchbeck.

Site Description

The detached bungalow is situated outside of a settlement boundary and is therefore considered to be situated within the countryside, according to the South East Lincolnshire Local Plan, 2019.

The site is mostly surrounded by open fields. The closest dwelling is situated approx. 95m south west of the site. Stable barns are situated to the east of the site. The bungalow is set back from the road, with a large front garden and a gravelled driveway.

History

H14-0678-17- Approved on 11-09-17- 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

Consultation Responses

Black Sluice Internal Drainage Board

The applicant is reminded of their common law riparian ownership and maintenance responsibilities for the open watercourse on the western boundary of the site.

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; 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 proposal includes extensions on three sides and will substantially alter the scale of the property. The extension from the western side elevation will protrude approx. 2.6m by 16.1m deep, adjoining the rear extension. The proposed rear extension will protrude approx. 6m by 10.7m across. A small extension to the front porch will be added. The ridge height of the bungalow will be increased by approx. 0.9m to accommodate a loft conversion. Having regard to the existing dimensions of the house and plot, the proposed extensions are acceptable in terms of scale, mass and bulk.

External materials include a new rendered finish to the entire dwelling, with red clay tiles and white UPVC windows. Overall the proposed materials and large fenestration give a modern and contemporary design. 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.

The new roof design to the rear extension includes a rear gable to the north elevation and the dormer style window to the west elevation. Overall, the proposed roof structure is considered to be well blended with the original roof design and conforms well with the visual amenity of the overall dwelling. Therefore, it is not considered to appear unduly incongruous within the street scene and would not materially harm the character/appearance of the locality.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes a kitchen, dining and living space to the rear extension, three en-suite bathrooms to the existing three bedrooms and a new bathroom, study and utility room to the side entrance on the east elevation. A new staircase will be situated within the rear extension, with a mezzanine/balcony overlooking from the new first floor. the first floor will also include a new master bedroom and an en-suite bathroom, with a balcony with entrance from the master bedroom and the internal mezzanine.

Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

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.

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 proposed new balcony to the west elevation will not have a detrimental overlooking impact as there is only an agricultural building to the west, which is not a habitable unit.

The rest of the proposed windows are also not considered to have a material adverse overlooking impact due to the fenestration overlooking onto open fields.

The proposed extensions and loft conversion will not be overbearing or have an unacceptable overshadowing impact given the large separation distance to the next closest dwelling and the surrounding open fields.

Taking the above into account, the proposed extensions and loft conversion are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Parking Provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 3 no. car spaces must be provided within the curtilage for dwellings up with more than 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner.

Planning Balance

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 extensions and loft conversion 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 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Conclusion

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.