DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1000-22**	**Applicant:**	**Mr & Mrs S Woolsey**
Proposal:	Two storey extension, alterations and replacement of outbuildings with single garage		
Location:	Tusitala North Gate West Pinchbeck		
Terminal Date:	8th December 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

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 planning permission for a proposed two storey extension, alterations and the replacement of an outbuilding with a single garage to the property at Tusitala, North Gate, West Pinchbeck.

Site Description

The site is situated within the countryside according to the South East Lincolnshire Local Plan, 2019. It is a detached dwelling located on a spacious plot, adjoined by open fields to the north and west of the site. There is a dwelling immediately to the east and opposite, otherwise the area road is

characterised by frontage development that is sporadic in nature.

The dwelling sits vacant and there is a double garage within the curtilage, which is in a dilapidated state.

History

No relevant planning history.

Consultation Responses

No consultation comments received.

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 proposed two storey rear extension will protrude from the rear elevation by approx. 3m, measuring approx. 12.2m in width. At first floor it would have a maximum depth of approx. 3m and be 8.1m in width. At ground floor, the existing single storey extension will be extended further back to meet the rear elevation of the rear extension. The proposed replacement garage would measure approx. 7.5m in width by approx. 11.5m in depth. Overall, having regard to the existing dimensions of the house and the plot, the proposed two storey rear extension and proposed replacement garage is acceptable in terms of scale, mass and bulk.

The external materials include facing brickwork on walls to match the existing featured brickwork, concrete grey roof tiles and white UPVC in fenestration and doors will match those existing in the property. The garage will be formed from brick and roof tiles to match to the existing dwelling. The garage door will be a black finish. Overall, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

The proposed roof structure will include two small gable roofs to the rear elevation and a valley gutter to form in between the two. This will match the existing roof pitch and height and will not be visible from the road. The side projection extension will also form an a-pitched roof and will be of a lower pitch to the existing roof.

Internally, the extension of the rear property will create an open plan kitchen/eating area, utility and w/c. There will be an exercise room, with an open plan lounge and study area. To the first floor, the extension will provide an ensuite to the master bedroom, with a new family bathroom, which will ultimately create a new bedroom/playroom.

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 two storey extension, alterations and replacement garage are 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.

There are no nearby neighbouring elevations that would be materially impacted by overlooking, considering that the development is at the rear of the property and the closest neighbouring side elevation is approx. 35m to the east, which is considered to be a sufficient distance away. The rear and western side windows will overlook fields.

The proposal would not be unduly overbearing or create overshadowing upon the neighbouring building to the east due to the separation distance to that dwelling.

Taking the above into account, the proposed two storey extension, alterations and replacement garage 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

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class.

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 with more than 3 no. bedrooms. The drive to the front is sufficient to accommodate two cars, with one single garage also.

Therefore, the proposed parking provision complies with Policy 36 and Appendix 6 in the SELLP, 2019.

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 two storey extension, alterations and replacement garage 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

Based on the reasons outlined above, 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.