DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0034-21**	**Applicant:**	**Mrs C Scott**
Proposal:	Proposed Side Extension and Internal Alterations		
Location:	24 Albert Street Spalding		
Terminal Date:	9th March 2021		

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
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed side extension and internal alterations to the property at 24 Albert Street, Spalding.

Site Description

The site is situated within the settlement boundary of Spalding. The property in question is a semi-detached dwelling on the northern side of Albert Street. There is a detached property to the south-east. The surrounding area is predominantly made up of residential dwellings of a variety of ages and design.

There is a small paved front garden to the property. To the side is an access to the rear garden, as

well as a wide gravelled driveway, on which the extension would be located.

History

No relevant planning history.

Consultation Responses

No consultation responses.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the 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 will protrude approx. 3.2m from the south-eastern elevation and will have a depth of approx. 7m. To the rear of this, and off the existing rear elevation of the dwelling, will be a single storey extension which will protrude approx. 4m with a width of approx. 6.3m. Having regard to the existing dimensions of the house and the plot it sits within, the proposed two storey side extension and single storey rear extension are acceptable in terms of scale, mass and bulk.

Facing brickwork to the front elevation, roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. The remaining elevations would be rendered which is acceptable in light of other properties in the vicinity also being finished in such a way.

A hipped roof will be formed over the proposed side extension and will effectively form a continuation of the existing roofline. The single storey extension would be flat roofed but would not be visible as it is located at the rear.

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 new kitchen area at the rear, with the existing kitchen being replaced with a snug area, utility room and a w/c. Also to the ground floor, space will be created for a car port as part of the two storey extension. To the first floor, the extension will provide an additional bedroom and allow for the smaller third bedroom to the rear to be converted to an en-suite for bedroom 2.

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 side extension, rear extension and internal alterations are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impact upon Residential Amenity

Windows to the first floor of the extension would be sited on the front and rear elevations, with an obscure glazed window replacing the existing window for the proposed en-suite. The existing landing window will be removed. At ground floor, the proposal is for bi-fold doors to be installed on the rear elevation of the kitchen which face into the garden. The closest property to the rear is approx. 40m away. As no side facing windows are proposed there will be no material overlooking impact on the dwelling to the south-east.

There is a side facing door and window to the facing elevation of the neighbouring property. It would appear that the window would be marginally offset from the side wall of the proposed two storey extension and the rear extension would be single storey with a flat roof. No neighbour objections

have been received to the proposal. Taking this into account, it is not considered that the proposed extensions would have a material overbearing or overshadowing impact.

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.

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 with more than 3 no. bedrooms. There are two spaces maximum within the curtilage of the property, with no on-plot turning. There is an option for on-street parking which, on balance, would be acceptable.

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 alterations 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.

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.

Conclusion

The recommendation is therefore for a delegated approval.