

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0110-22 **Applicant:** Mr & Mrs Hollis
Proposal: Single storey flat roof rear extension & internal alterations
Location: 14 Woolram Wygate Spalding
Terminal Date: 28th March 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2021

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 for a single storey flat roof rear extension & internal alterations at 14 Woolram Wygate, Spalding. The proposal seeks to provide an open plan kitchen / dining area, utility, bathroom, bedroom and a shower room en-suite. The extension would be 3.2 metres in height. The roofing material would be a GRP flat roofing system. Brick would be to match that of the existing dwelling and would be conditioned as such.

SITE DESCRIPTION

The site is within defined settlement limits and the surrounding area is characterised by semi-detached dwellings of a similar age and design. The northern side boundary is 0.3 metres from the fence and has a 1.8 metre high fence with a 2.5 metre high flat roof garage beyond near the proposed dining room entrance. The rear eastern boundary is 12.119 metres from the extension and is bordered by 2.2 metre high sheds and a 1.8 metre fencing. The southern side boundary is

0.3 metres from the extension and is bordered by a 1.8 metre high fence. The site is in Environment Agency Flood Zone 3, and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Principal of development

The proposed is within the defined settlement limits of the largest settlement in the district and is for residential development on residential land. The principal of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area is not materially impacted, nor are neighbouring land uses.
2. This design has been brought forward to provide an extended dwelling whilst minimising potential for overshadowing on neighbouring properties. The orientation best facilitates the amenity of the occupants and for potential downstairs living for a mobility impaired person.
3. The roofing material would be a GRP flat roofing system. Brick would be to match that of the existing dwelling and would be conditioned as such.
4. The access and vehicle generation levels are not impacted by this proposal. There is adequate space on site for the off road parking of four vehicles. This accords with Appendix 6 of the SELLP.
5. The proposal will not impact existing community services and infrastructure.
6. There is not considered to a noise, odour or disturbance impact from the proposed extension. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to represent overdevelopment. There is more than 12 metres in garden length beyond the rear elevation wall of the extension.

Overlooking - There is not considered to be an overlooking aspect from this ground floor extension. Finished floor levels are not raised and there are no side elevation windows, with the rear fenestration 12.119 metres from the 1.8 metre high fencing at the boundary.

Overbearing / overshadowing - There is not considered to be an overshadowing impact from the proposed extension. When right to light calculations are made to 16 Woolram Wygate to the north this dwelling is not affected due to the 3.2 metre flat roof height and the blank side elevation of the garage beyond the 1.8 metre high boundary fencing. When right to light calculations are made to 12 Woolram Wygate to the south this dwelling is not affected due to the 3.2 metre flat roof height and the extension being sited to the north of the rear elevation ground floor dining room beyond the 1.8 metre high fencing.

7. The site is in Environment Agency Flood Zone 3, and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not impacted by this proposal which is low in height and sited to the rear of the dwelling. The size, scale and layout is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area is not materially impacted, nor are neighbouring land uses.

5. Adequate space remains on site for cycle and bin storage. There is adequate space on site for the off road parking of four vehicles. This accords with Appendix 6 of the SELLP.

11. There is not considered to a noise, odour or disturbance impact from the proposed extension. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to represent overdevelopment. There is more than 12 metres in garden length beyond the rear elevation wall of the extension.

Overlooking - There is not considered to be an overlooking aspect from this ground floor extension. Finished floor levels are not raised and there are no side elevation windows, with the rear fenestration 12.119 metres from the 1.8 metre high fencing at the boundary.

Overbearing / overshadowing - There is not considered to be an overshadowing impact from the proposed extension. When right to light calculations are made to 16 Woolram Wygate to the north this dwelling is not affected due to the 3.2 metre flat roof height and the blank side elevation of the garage beyond the 1.8 metre high boundary fencing. When right to light calculations are made to 12 Woolram Wygate to the south this dwelling is not affected due to the 3.2 metre flat roof height and the extension being sited to the north of the rear elevation ground floor dining room beyond the 1.8 metre high fencing.

12. The site is in Environment Agency Flood Zone 3, and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

This application accords with SELLP Policy 3.

PLANNING BALANCE

Due to the flat roof height of 3.2 metres and the siting to the rear of the dwelling, there is not considered to be a material impact on the character and amenity of the surrounding area. This application accords with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for 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.