

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0376-21 **Applicant:** Mr L Carter
Proposal: First floor side extension with single storey rear and side extension
Location: 20 Greenrigg Gardens Spalding
Terminal Date: 4th June 2021

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 2019

Section 12 of the National Planning Policy Framework (2019)

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a a householder application for a first floor side extension with single storey rear and side extension at 20 Greenrigg Gardens , Spalding. At ground floor level a family / games room will be provided to the left hand side of the property, with a utility room and wc to the right hand side. An open plan living and dining area will replace the existing conservatory on the rear elevation. A bedroom and en-suite will be provided at first floor level on the left hand side elevation. Proposed materials of construction are to match that of the existing dwelling.

SITE DESCRIPTION

The site is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and design. The site is within Environment Agency Flood Zone 3, and is subject to a

"Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 1% 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

None

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land within defined settlement limits. The principle of development in this location is considered acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

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

1. The size, scale and layout is considered to be acceptable for the site and the proposed scheme is not out of keeping with the character and appearance of the surrounding area.
2. The design is that of a standard above garage development and a number of other properties in the vicinity have undergone the same extension.
3. The materials of construction are to match that of the existing dwelling and this is considered to benefit the overall appearance of the dwelling and surrounding area.
4. Access and vehicle generation levels will not be materially impacted by this proposal. The proposal will provide four bedrooms and there are three off road parking places to the front of the property. This level of parking provision is in accordance with Appendix 6 of the SELLP, which requests a minimum of three off road parking spaces for a dwelling with four bedrooms or greater.
5. The proposal is not considered to impact existing community services and infrastructure.
6. There is not considered to be a planning impact from noise, odour or disturbance. With regard to visual intrusion, the new first floor windows to the front and rear are considered to represent a standard frontage orientation. The first floor, side elevation, high level landing window is 1.73 metres above ground level at the lowest point. There are no side elevation windows on the dwelling at 17 Greenrigg Gardens and the window is at a height which is solely to allow natural light to enter the hallway, and not provide any overlooking aspect.
7. The site is within Environment Agency Flood Zone 3, and is subject to a "Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 1% 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a need to raise finished floor levels to

facilitate this development.

The proposal 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 above relevant criteria the following can be observed:

1. The proposal is not considered to impact a sense of place. There are a number of properties in Greenrigg Gardens that have also undertaken above garage extensions, which have lead to a similar design and massing as that of the proposed plans.

5. The proposed layout does not impact the ability to provide bin or cycle storage. The proposal will provide four bedrooms and there are three off road parking places to the front of the property. This level of parking provision is in accordance with Appendix 6 of the SELLP, which requests a minimum of three off road parking spaces for a dwelling with four bedrooms or greater.

11. There is not considered to be a planning impact from noise, odour or disturbance. With regard to visual intrusion, the new first floor windows to the front and rear are considered to represent a standard frontage orientation. The first floor, side elevation, high level landing window is 1.73 metres above ground level at the lowest point. There are no side elevation windows on the dwelling at 17 Greenrigg Gardens and the window is at a height which is solely to allow natural light to enter the hallway, and not provide any overlooking aspect.

12. The site is within Environment Agency Flood Zone 3, and is subject to a "Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 1% 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a need to raise finished floor levels to facilitate this development.

The proposal accords with SELLP Policy 3.

PLANNING BALANCE

The proposed development is not considered to materially impact the character and amenity of the surrounding area. The proposal is 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, 2019.

CONCLUSION

The recommendation is 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.