DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0418-22**	**Applicant:**	**Mr & Mrs M Sampson**
Proposal:	Extension & Alterations		
Location:	41 Grange Drive Spalding		
Terminal Date:	14th June 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
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application, seeking permission for proposed extensions and alterations to the property at 41 Grange Drive, Spalding.

Site Description

The dwelling is situated within the defined settlement of Spalding. It is a detached bungalow located within the residential estate of Grange Drive, which consists of a variety of single storey and two storey dwellings of a variety of designs.

History

No relevant planning history.

Consultation Responses

Public Comments (1):
- Concerns over potential for overshadowing of neighbouring property.

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 adding an additional storey to the dwelling, to create a chalet bungalow style and a side extension of approx. 1.8m to the north west side elevation. To the rear elevation, the dwelling will be squared off to create a new open plan living, measuring approx. 11.5m wide and approx. 4.8m deep. An approx. 2m gap will be retained on the south-eastern side of the property and, taking into account the scale of the host dwelling and plot, the proposal is considered acceptable in terms of scale, mass and bulk.

The pitched roof will be approx. 7.7m overall in height and the side extension, being slightly subservient from this ridge height. To the proposed first floor, there will be three dormer windows on both the front and rear elevations, with both a larger window in the middle, providing a modern and contemporary look to the chalet bungalow.

Facing brickwork on walls, concrete slate roof tiles and white UPVC in fenestration will match those existing in the property. There will also be a timber door to the front entrance, which will give the dwelling some character and enhance the overall design. Overall, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Internally, the alterations include the creation of an enlarged entrance/hallway with stairs leading to the first floor. A new opening will be made to the rear of the property which leads to an open plan living/dining/kitchen space, with a new utility room. There will be two bedrooms, family bathroom and an ensuite bathroom. To the first floor, there will be two large bedrooms, one with an ensuite and dressing room. The new landing will be a mezzanine overlooking onto the open plan dining space.

To the rear garden, the existing garage will be replaced with a pergola which will extend off from the utility room door.

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

Taking the above into account, the proposed extensions and alterations 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.

The proposed side extension from the north-western elevation will be approx. 872mm away from the neighbouring boundary and a further approx. 2m away from the neighbouring side elevation. The side elevation windows of the neighbouring dwelling at no.43 Grange Drive include a window and door which serve a garage and a utility room on the ground floor (See Ref.H16-0580-15 for neighbouring plans). To the side elevation first floor, there appears to be two obscure glazed windows from a bathroom(s). To no.39 Grange Drive, there also appears to be obscure glazed bathroom windows. These windows would not be considered primary habitable spaces in planning terms and would not therefore result in a detrimental adverse material impact in terms of being overbearing or causing loss of light.

A side elevation window is proposed to the first floor, but would be obscure glazed due to it being situated off of the proposed ensuite. The proposed front and rear elevation windows would be considered to be tantamount to a typical frontage relationship and the rear windows approx. 70m away from the closest rear elevation window of the properties to the rear of the dwelling.

Taking the above into account, the proposed extensions and alterations 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 with more than 3 no. bedrooms. The drive to the front is sufficient to accommodate this number of vehicles

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.

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.