

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0449-21 **Applicant:** Mr & Mrs G Lenton

Proposal: Proposed first & ground floor side/rear extensions/front bay window and internal alterations

Location: 2 Meadway Spalding

Terminal Date: 21st June 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
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed first and ground floor side and rear extension at the property at 2 Meadway, Spalding.

Site Description

The proposal is within defined settlement limits of Spalding according to the South East Lincolnshire Local Plan, 2019. The property is a detached house and the surrounding area is characterised by

buildings of a similar age and design, with a staggered street scene so the adjacent house is set forward.

History

No planning history.

Consultation Responses

Public comment (1)-

No objection, but proposes for the construction to not obstruct the driveway opposite.

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 ground floor side extension will extend from the side elevation by a maximum of approx.6m and a width of approx. 4.8m. The kitchen will also be slightly enlarged with the side elevation wall proposed to be set back approx. 1m. To the first floor, two additional bedrooms have been proposed to the side elevation, which is proposed above the attached garage and part of the kitchen to the rear. The side first floor extension is proposed to measure with a maximum depth of 9.9m and a maximum width of 4.3m. The measurements of the proposed first floor extension would follow the same footprint as the ground floor.

Having regard to the existing dimensions of the house, the proposed extensions are acceptable in terms of scale, mass and bulk.

The proposed first floor extension external walls will be in a anthricite grey cladding and the facing brickwork on the side single storey extension will match the existing. The anthricite grey cladding is not a typical design to this area, however, it would positively add to the character of the area and is considered to be modern and contemporary. PVCu fenestration and rainwater goods will match those of the existing dwelling. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not result undermined.

The a-pitched roof structure will be formed on both the first floor and single storey side extension. It is considered to compliment the existing structure and the overall design of the dwelling.

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 garden room from the side elevation which is formed off of the existing lounge to the ground floor, a new bay window will be formed to the front elevation of the dwelling and the proposed bi-fold doors will face the rear garden from the proposed garden room. The first floor extension will create two additional bedrooms, including an en suite to the proposed master bedroom.

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 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

The proposed windows to the first floor extension are situated to the front and rear elevation. An obscure glazed window will be situated to the side elevation from the en suite bathroom. The proposed window to the front does not directly face a neighbouring amenity space and is therefore not considered to impact upon overlooking. The window to the rear elevation faces south west

towards the side elevation of the neighbouring property at 26 Monks House Lane, the side facing window of that property would appear to be to non-habitable spaces. The single storey side extension has three velux windows proposed to the roof allowing natural light in, as well as narrow windows to the front elevation. The bi fold doors to the rear elevation are not considered to face directly towards a neighbouring amenity space and is therefore considered acceptable.

It is not considered that there would be an overbearing or overshadowing impact upon the neighbouring properties to the south west and east of the dwelling and are considered to be subservient to the host property.

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 dwelling with more than 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe manner.

Therefore, the proposals will ensure appropriate car parking provision and comply with Appendix 6 of 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 first and ground floor extensions do 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.