DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0461-22**	**Applicant:**	**Mr A Hobson**
Proposal:	Proposed two storey extension & alterations		
Location:	Saffron House Swindlers Drove Spalding		
Terminal Date:	12th July 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application, seeking permission for a proposed two storey extension and internal alterations at Saffron House, Swindlers Drove, Spalding.

Site Description

The site is on the edge of the built-up area of Low Fulney Estate, Spalding. Swindlers Drove is a countryside lane linking B1165 to south and High Road to north. The site is part of a short frontage of six detached dwellings on the eastern side of the road off the junction with B1165 and Mallard Road. Low Fulney Estate is further to north-west.

The application property is a detached chalet bungalow. Except forJasmine Cottage, the remainder of the dwellings along the frontage are also bungalows within spacious sites, although some have first floor dormers. There are a variety of ages and designs.

The property has a large gated boundary treatment, with a large gravelled driveway and grassed front garden.

History

H16-0230-19- Approved on 29-04-19- Proposed two-storey extension and internal alterations.

Consultation Responses

No consultation responses received.

Planning Considerations

Principle of development

According to Inset Map 2 and 62 of South East Lincolnshire Local Plan 2019, the site is out of settlement boundaries of Spalding and Weston Hills which are the nearest urban settlements with defined settlement limits. Therefore, the site is located within the countryside. Policy 1 of the Local Plan states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given the ancillary use of the development, the proposed outbuilding cannot be located elsewhere within the settlement boundaries of any urban settlement. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

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 extension would project outwards approx. 4.1 metres from the principal elevation. It would measure approx. 7.63 metres in width and 7.5 metres in maximum height. The eaves to the front section of the proposed two storey extension, are different heights, measuring approx. 2.4m on the north side elevation and approx. 4.1m on the south side elevation. Although the roof pitch would exceed approx. 2.2 metre above the ridgeline of the bungalow, the intended extension would be still subservient to the host property in terms of scale, massing and bulking.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. There will also be part rendering to the front elevation of the two storey extension, which is considered to the add a positive feature to the front elevation.

Thus, the development will appear well blended with the fabric of the house and the visual amenity will not result undermined.

The proposed development is a two-storey gable roofed extension to the front of the bungalow and is hipped to the rear of the extension. The proposed roof structure is considered to compliment the existing roof and enhances the design quality of the building as it currently stands.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes replacing bedroom 3 into a large sitting room and lobby area. To the first floor will include the addition of a large hobby room off of the existing storage area. 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 two storey extension 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 separation distances between the front extension and the site boundaries would be sufficient. The nearest building to the development is the property First Bungalow adjacent to south, which is approx. 4.3m away from the side elevation and is a single storey bungalow. A 2 metre high timber close board fence is between both properties. The windows of the adjacent bungalow facing to the application's property do not appear to be situated from living spaces.

In addition to the mean of enclosure on that side, the visual impact of the extension to the residents of First Bungalow is minimal, as the proposed velux windows from the hobby room would not appear to impact upon overlooking. As well as this, given the position of the buildings within the sun path, the bulk of the front extension would not create any overshadowing on to the adjacent property. For these reasons, the development would not undermine the amenity of residents in the adjacent property in terms of overlooking, overbearing and overshadowing.

Taking the above into account, the proposed two storey extension and internal 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. 2 no. car spaces must be provided within the curtilage for dwellings up to 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner, as well as the property having two garages which would also provide an internal car space.

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 two storey extension and internal alterations does 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.