

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H16-0590-22 **Applicant:** Mr B Bowman
Proposal: Rear Extension
Location: 31 Cathedral Drive Spalding
Terminal Date: 5th August 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
RESIDENTS	3	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application for a rear extension at a bungalow at 31 Cathedral Drive, Spalding. The proposed extension projects 6.5 metres from the original rear wall, is 9.85 metres in width, has an eaves height of 2.5 metres and a ridge height of 4.6 metres. The extension will be for an open plan living room and kitchen area. The external materials of construction will be k render and tiling to match existing. The exact render colour would be addressed by planning condition.

SITE DESCRIPTION

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and varying designs. The adjacent dwellings to the east and west of the

bungalow are two-stories in height. The site is in Environment Agency Flood Zone 3 and is not subject to increased hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

Members of the public - Objections - 4

Overshadowing
Loss of heat in garden

The below comments are all matters which do not carry material planning weight.

Disturbance during construction
Dust on vehicles during construction
Safety during construction
Impact on unprotected tree
Increased electricity use for heating and lighting
Loss of air
Loss of view

PLANNING CONSIDERATIONS

Principle of development

This application is for residential development on residential land in defined settlement limits. The principle 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 of the extension is considered to be appropriate for the site and is commensurate with other extensions in the vicinity of the site. No trees will be removed to facilitate this proposal. Due to the proposal being sited to the rear of the dwelling there is not considered to be a material impact on the character and appearance of the area.
2. The orientation and design of the extension is that of a standard rear extension.
3. The external materials of construction will be k render and tiling to match existing. The exact render colour would be addressed by planning condition. There is not considered to be a material impact on the appearance of the dwelling by installing render instead of matching brick to the rear of the streetscene.
4. The existing access and vehicle generation levels will not be impacted by this proposal.
5. The capacity of existing community services and infrastructure will not be impacted by this proposal.
6. There is not considered to be a noise, odour or disturbance impact from the proposal. With reference to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to constitute overdevelopment. Ample amenity space remains for 15.5 metres beyond the rear elevation wall of the extension.

Overlooking - There is not considered to be a material overlooking impact. The proposal is for a single storey extension and the proposed windows face boundary treatments that are all a minimum of 1.8 metres above ground level.

Overshadowing - There is not considered to be a material overshadowing impact. When right to

light lines are drawn, no windows of neighbouring properties are impacted by the proposed design. Neither 29 or 33 Cathedral Drive are sited immediately adjacent to the side boundaries of 31 Cathedral Drive.

7. The site is in Environment Agency Flood Zone 3 and is not subject to increased 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

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

1. Due to the positioning and design, there is not considered to be an impact on a sense of place from the proposal. The size, scale and layout of the extension is considered to be appropriate for the site and is commensurate with other extensions in the vicinity of the site. No trees will be removed to facilitate this proposal. Due to the proposal being sited to the rear of the dwelling there is not considered to be a material impact on the character and appearance of the area.

5. Ample space remains on site for cycle and bin storage. The existing access and vehicle generation levels will not be impacted by this proposal.

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

Overdevelopment - The proposal is not considered to constitute overdevelopment. Ample amenity space remains for 15.5 metres beyond the rear elevation wall of the extension.

Overlooking - There is not considered to be a material overlooking impact. The proposal is for a single storey extension and the proposed windows face boundary treatments that are all a minimum of 1.8 metres above ground level.

Overshadowing - There is not considered to be a material overshadowing impact. When right to light lines are drawn, no windows of neighbouring properties are impacted by the proposed design. Neither 29 or 33 Cathedral Drive are sited immediately adjacent to the side boundaries of 31 Cathedral Drive.

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

This application accords with SELLP Policy 3.

PLANNING BALANCE

By virtue of the scale and siting, there is not considered to be a material impact on the surrounding area. Nor is there considered to be a character impact on the area from the use of render as the extension is to the rear of the dwelling. The proposal is considered to accord 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.