DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0612-21**	**Applicant:**	**Mr S Grimston**
Proposal:	Additional storey over part of existing dwelling, replacement windows & doors and render to entire external envelope		
Location:	59 Little London Spalding		
Terminal Date:	11th August 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

NPPF 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 a proposed additional storey over part of the existing dwelling and replacement windows and doors, with rendering to the entire external envelope to the property at 59 Little London, Spalding.

Site Description

The site is situated within the settlement boundary of Spalding, according to the South East Lincolnshire Local Plan, 2019. The property is located on the southern side of Little London. The site is narrow and forms an L-shape, which extends north and west, with a long garden that adjoins

the rear gardens of properties fronting Little London. To the front of the property it is gated and has a narrow gravelled driveway to the front and side of the dwelling. Properties in the area are of a variety of ages and design. They are also mostly detached and characterised by frontage development along the main road.

History

No planning history relevant.

Consultation Responses

Member of the public (1 comment) - Recommendation for a planning condition requiring the installation of a minimum of 4 swift nest bricks to provide enhancement for biodiversity.

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.

Two extensions are proposed - a small extension on the eastern elevation at ground floor to create a larger hall, and the additional storey. The former is a minor extension and has little impact in visual terms. The ridge height of the majority of the dwelling will be raised by approx. 30cm and remain a front gable. A the rear, the ridge height will be approx. 500mm higher and be cross gable to enable sufficient head clearance across the full width.
The existing chimney will be extended upwards to approx. 600mm above the highest part of the roof. Having regard to the existing dimensions of the dwelling, the proposed extensions are considered to be acceptable in terms of scale, mass and bulk.

The external appearance includes a rendering in a white smooth finish to the existing blockwork and brickwork walls. The new roof tiles will match those existing to the property. Existing doors and windows on the front elevation will be removed and the openings bricked up with cavity walling to match surrounding allowing for new French doors to be installed. Rainwater goods will be retained. The windows and external doors are all to be replaced with new composite timber/aluminium frames. The proposed alterations will not have an adverse impact on visual amenity given that the dwelling is sited to the rear of frontage properties.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. To the ground floor, this includes the rearrangement of bedroom no.1, 2 and 3 to be moved to the front section of the dwelling. The main bathroom will be moved to where the existing second bedroom is, and a new hall will be formed with a ground floor w/c and utility room. There will also be an addition of a staircase in the new hallway. A new open plan kitchen, living and dining space will be created, all of which will have bi fold doors with access to the rear garden from the western side elevation. A proposed media room will be formed where the existing lounge is. To the proposed first floor, this will include an additional master bedroom, with an en-suite and a dressing room, the landing will form a gallery which will overlook to the ground floor on the west and eastern sides of the landing. To the northern section of the first floor, this will be used for storage and tanks etc.

Taking the above into account, the proposal is 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.

Impact upon 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 new windows to the first floor include new roof lights on the north and south roof slopes of the southern most part of the extension (for the master bedroom and ensuite). These would be high level. There would also be a floor to ceiling window on the south elevation of the master bedroom. This would face towards green space adjacent. Three roof lights are proposed to the western elevation, with bi fold doors to the master bedroom including a glazed juliette balcony. The former would be to the gallery landing (not a habitable space) and the bi fold doors would overlook the garden of no. 59. Overall, the proposed windows to the first floor are not considered to have a detrimental impact upon overlooking of neighbours.

It is not considered that there would be an overbearing or overshadowing impact upon the neighbouring properties due to them being a minimum of 15m from the dwelling.

Taking the above into account, the proposal is 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 clearly sufficient to accommodate this number of cars.

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 proposal 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

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 for a delegated approval.