DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0745-22**	**Applicant:**	**Mr S Major**
Proposal:	Proposed two storey extension to form bedroom, living area and entrance		
Location:	62 St Thomas Road Spalding		
Terminal Date:	21st September 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application, seeking permission for a proposed two storey extension to form a bedroom, living area and new entrance to the property at 62 St Thomas Road, Spalding.

Site Description

The detached dwelling is a character property situated within the defined settlement of Spalding. The dwelling is just outside of the Spalding Conservation Area. The properties along this road also have a historic character with a similar style front garden and are a variety of detached and terraced properties.

The dwelling sits on a spacious plot with a large gravelled driveway to the side of the property, with

access to the rear garden.

History

No historic planning applications.

Consultation Responses

No consultation responses received

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 consists of extending the existing size of the two storey rear extension to an overall width of approx. 6.2m to the first floor and approx. 7.1m to the ground floor. Approx. 1m of the width of the ground floor extension will be single storey with a flat roof along the existing boundary wall position with stone coped parapet and flat roof lights.

The new extension will be formed from a gable pitched roof, with a small indent of approx. 2.1m to accommodate a new front entrance.

The proposed materials for the rear extension includes imitation zinc cladding, grey powder-coated aluminium frame glazing. Although this is a contrast to the red brick character of the original dwelling, it is not considered that the proposed modern materials would impact upon visual amenity, due to the proposed extension being situated to the rear of the property and is therefore not a detrimental impact towards the surrounding character of the area and upon the street scene.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes the creation of an open plan kitchen, dining and living room space to the ground floor and a new boot room and the front entrance. To the first floor, the master bedroom and ensuite will be enlarged and include a new walk-in wardrobe.

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 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.

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 sliding doors to the ground floor and the glazed gable window to the first floor on the rear elevation would not be detrimental upon neighbouring residential amenity, due to being situated approx. 37m away from the neighbouring elevation from the south west.

Tall framed glazing is proposed to the south east side elevation from the proposed open plan living space on the ground floor and to the first floor landing. It is not considered that a detrimental material impact would be created in terms of overlooking the neighbouring property to the south east. The windows on the side elevation of no.64 are physically screened by high trees and there

are already bedroom and kitchen windows in the host property facing that direction.

The proposal would not significantly enlarge the two storey extension is already in situ. It is therefore not considered there would be an overbearing or overshadowing upon neighbouring properties.

Taking the above into account, the proposed two storey extension 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. There will be no additional bedrooms to the dwelling and therefore, there are no additional car spaces required.

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 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.