DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0762-20**	**Applicant:**	**Mr & Mrs Roberts**
Proposal:	Proposed two storey extension & alterations		
Location:	The Birches Rangell Gate Spalding		
Terminal Date:	9th November 2020		

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

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application to seek permission for a proposed two storey extension and alterations at The Birches, Rangell Gate, Donington.

Site Description

The property is a detached dwelling situated on a spacious plot to the east of the settlement of Spalding, in an area known as Low Fulney. The property is situated to the west of Kellett Gate and the east of Rangell Gate.

There are several dwellings in the area, which sit on a similar sized plots and are of a detached

nature.

The wider surrounding area can be characterised as predominantly agricultural, although there are several employment/industrial sites in the vicinity.

History

No relevant planning history.

Consultation Responses

South Holland Internal Drainage Board - Notes that the applicant has not identified or provided a drainage strategy for the site within their application.

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 two storey extension will protrude from the north-eastern rear elevation and the south eastern side elevation. It will extend approx. 4.2m from the rear elevation, with a width of approx. 8.1m to the ground floor. The proposed first floor extension will protrude approx. 4.8m from the side elevation and a depth of approx. 8.4m. The proposed height will raise from ground level to create a new ridgeline of approx. 8.4m.

Having regard to the existing dimensions of the house and the plot it sits within, the addition is considered acceptable in terms of scale, mass and bulk.

A hipped roof will be formed to cover a large proportion of the existing roof structure of the property, which is considered to somewhat enhance the design quality of the building as it currently stands.

Facing brickwork on walls, roof tiles, UPVC in fenestration and rainwater goods will match those existing in the property. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not be undermined.

Internally, the purpose of development is to to gain further internal floor space for enlarging and creating new rooms inside the house. This includes a new kitchen/dining area with a more open plan design and a small tv room. The existing kitchen will be made into the new utility and boot room. To the first floor, the proposed extension will create an additional bedroom, with an ensuite and a dressing area. To one of the existing bedrooms, an additional ensuite will be formed. Overall, the proposals will ensure good living conditions of the house occupiers and are in keeping with the residential use of the property.

Surface water would be disposed of via soakaways which is an acceptable arrangement given the scale of the proposal and typical ground conditions in the area.

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.

Residential Amenity

The proposed windows on both the front and rear walls of the two-storey extension will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses. There is an additional window to the north western side elevation from the bedroom, however, this does not pose any issues of overlooking due to there being no residential buildings to the north west of the property.

No openings will be created on the south eastern side elevation which might have caused potentially overlooking to the property to the south east, should the windows be for a habitable space.

The property sits within large plot and is approx 16m from the boundary with the neighbouring property to the south-east.

It is therefore not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing.

Taking the above into account, the proposed extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

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.