

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0812-20 **Applicant:** Mr & Mrs Jeffery
Proposal: Proposed two storey extension & alterations
Location: Willowgate Cottage 2 The Parkway Spalding
Terminal Date: 19th November 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Paragraph 127 of Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for a two storey extension & alterations to Willowgate Cottage, 2 The Parkway, Spalding.

Site Description

The area is the suburbs surrounding the historic core of Spalding. A wide range of house types, roof layouts, designs and appearances has been observed along the road.

The dwelling is a detached two-storey house. The front garden is mainly a gravelled area for parking and turning. There is a detached gable pitch garage to the north-west of the property. A

slabbed patio ribbon the rear elevation of the building and extends to the garage. The remainder of the rear garden is grassed.

To the north-west, No. 4 is a bungalow. To the south-east, an extensive public open space laid in grass. A nearly 2 metre high timber close boarded fence bounds the rear part of the curtilage. There is mature hedge or shrubs along the boundary line with No. 4 is a bungalow.

History

H16-0037-15 - Proposed conservatory to front/side of dwelling - Approved

Consultation Responses

Cllr A M Newton

Supports this application.

Planning Considerations

Principle of development

The site lies within the settlement boundaries for Spalding as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension and alterations that are incidental to the enjoyment of a dwelling house is acceptable.

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 key material considerations are addressed below.

Design and layout

Paragraph 127 of 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 existing patio and detached garage will be removed in order to ease floorspace for the intended development. The proposal include re-roofing works which entail the increase of hip pitch in 2.15 metres. The proposed extension will protrude 5.65 metres from the north-western wall of the house. It will extend the full depth of the building. The apex height will raise up to 9.65 metres and the eaves will be as high as those in the house. The extension will be subservient to the host property in terms of scale, mass and bulking.

Re-roofing works will increase the heights of the full roof structure and reposition the ridgeline that will extend side to side. Instead of the total length of the roof slopes, the hip ends will be visible on both side elevations. The existing hip roof overhang will remain as well as the bay window underneath. Likewise, the dormer window on the south-eastern roof slope will not result altered neither the 'saltbox' roof slope on that elevation.

Overall, the proposals will harmonise the roof layout externally. The increase of the roof pitch might appear excessive for a standard two-storey dwellinghouse. However, the eclectic features observed on the wider streets scene will not make the high pitch at odds with the surroundings. For instance, No. 12 is a two-storey bungalow with a very pointed and high gable pitch across the full building. The gable pitch on the adjacent property No. 10 is also of similar height.

With regards to the material schedule, facing brickwork matching the existing is proposed on the ground floor and grey render finish on the front and side wall of the extension on the first floor level. The roof tiles will match with the existing ones. White UPVC is proposed for the new openings

matching the existing. The render will be sympathetic with the external fabric of the property. Therefore, the visual amenity will not result undermined after using the proposed materials.

Internally, the proposed extension will accommodate a family room on the ground floor level and two additional double bedrooms and a bathroom on the first-floor level. The purpose of the development will be in keeping with the residential use of the property and will not detract from the character of the area.

In summary, the re-roofing works will upgrade the design and layout of the roof structure. On balance, the increase of height will be acceptable in view of the heights and eclectic features across the wider street scene.

The purpose of the development will be in line with the use of the property and will meet the needs of the householders. The external appearance will relate well with the current fabric of the building. For these reasons, the development proposal will ensure good design standards and a form of development sympathetic with the built environment in the vicinity. Thus, the application complies with the aforementioned policies on top of this section.

Residential amenity

Initially, the increase of the apex height caused some concerns with regards to its impact upon the adjacent bungalow to the north-west (No. 4). However, the proposed material increase is deemed acceptable.

The two-storey extension will not exceed the footprint of the existing garage to demolish, thereby the separation distance will remain at 1.1 metres with the boundary line and approximately 2.80 metres with the opposing elevation. With the elevation of No.19 Amstel Close opposing the rear of the application property, the separation distance is in the region of 14.70 metres.

Having checked the planning history of the adjacent property No. 4, no habitable spaces adjoining the elevation opposing the proposed extension. There are currently two windows of small scale which lighten one bathroom and one en-suite. No upper windows will be opened on the side elevation of the extension, thus no overlooking impact will occur.

Concerning the other adjacent property at No.19 Amstel Close, two upper windows will be created on the rear elevation of Willowgate Cottage. They will be obscuring glazing and serve one bathroom and one en-suite which both are non-habitable spaces. In addition to the separation distance, such features are acceptable to the extent which no overlooking will occur upon No.19 Amstel Close through these additional windows.

Both properties are oriented to south-west. The increase of the roof pitch at such separation distance might cause some overshadowing especially in early times of winter period. However, it is not considered to be excessive and the nearest rooms are not habitable. On balance, it is considered that the development will not cause unacceptable overshadowing onto No. 4.

The fact that the hip end faces No. 4 will somewhat mitigate the visual impact of the increase upwards. The hip pitch might potentially appear less overbearing than perceiving the full length of the main roof slope.

In summary, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class. The additional bedroom proposed would increase the total number of bedrooms from 3 to 4. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

After carrying out the site visit, it is confirmed that two cars can be parked in tandem and one further across if required. Additionally, the block plan submitted demonstrates that the dimensions of the front part of the site are sufficient to accommodate such number of spaces.

In summary, the development proposals provide acceptable car parking standards and on balance

comply with Appendix 6 of SELLP, 2019.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.