DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0007-21**	**Applicant:**	**Mr J Taylor**
Proposal:	Proposed extensions and alterations		
Location:	Riversend The Reservoir Surfleet		
Terminal Date:	2nd March 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12- Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for proposed extensions and alterations to the property at Riversend, The Reservoir, Surfleet Seas End.

Site Description

The site is situated outside of the settlement boundary of Surfleet and at the very edge of Surfleet Seas End.

It accommodates a detached bungalow, which is accessed by a long gravelled road that is partly shared with 'Vernatts Bungalow' to the south. The bungalow is situated on a very large plot, with the closest dwelling located approx. 40m to the west and next closest (Vernatts Bungalow) is approx. 60m to the south east. The dwelling is surrounded by grassed garden. There is a double detached garage situated to the east of the dwelling, with a large block paved driveway which has ample space for several cars to park. The dwelling itself is characterised with facing brickwork and white and grey windows and doors. The roof type is mostly of a gable roof design and a front porch with a circular hipped roof design. Dwellings in the surrounding area are a variety of ages and designs.

History

No planning history relevant.

Consultation Responses

Surfleet Parish Council - Support/No comment.

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 proposal includes replacing the existing conservatory to the western elevation with a larger extension to accommodate an open plan kitchen, living and dining area and snug. It would project approx. 4.7m from the existing living room wall, with a depth of approx. 13.4m, meaning that it would project further than the existing rear wall of the study. This will create a U-shaped courtyard off he kitchen.

An office space will be formed to bridge the gap between the existing detached garage and the original dwelling, with entrance to the office space through the existing master bedroom. This is approx. 7m by 5m. The garage would be converted to an activity space.

At the eastern end of the dwelling, a new extension would be constructed off the existing garage. This is approx. 7.1m by 25.1m in size. This will house a new swimming pool, workshop and double car port. The swimming pool will be accessed off the existing garage (proposed activity room) or externally off the eastern elevation.

Overall, the proposed extensions will dramatically change the original size and appearance of the existing dwelling, but is acceptable taking into account the overall size of the plot.

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

The roof structure of the proposed extensions include gable end roof designs which conform with the original roof structure. To the rear extension, which will form a proposed dining and living room, this will be a flat roof design with a roof lantern. This is considered to be acceptable as the flat roof design is positioned to the rear and will not be visible from the main road.

The western and eastern extensions will have a maximum ridge height of 5m. To the bridged extension which will form a study, this will have a maximum ridge height of 4.3m and will subservient to the host dwelling.

Internally, the existing living room will be formed into a play room, with an entrance from the hallway and the snug room. The kitchen will be extended into an open plan kitchen, living area and will have

bi-fold doors opening up to the shaded courtyard at the rear.

The master bedroom will have an added dressing area to the eastern side and will form an entrance to the proposed office area. The office area includes a large windowed entrance to the front elevation which will be a new design feature of the property. The office will also have an entrance to the proposed activity room and pool area.

Overall the proposed extensions and internal alterations will ensure additional good living space for the house occupiers and are considered to be in keeping with the use of the residential property.

Taking the above into account, the proposed extensions and alterations 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.

Impacts upon Residential Amenity

The proposed fenestration to the extensions include windows and bi-fold doors to the extension to the western side elevation and a bi-fold door to the rear elevation. These are considered to not considered to have an overlooking impact as the closest property to the south west is approx. 40m away and is screened by tall trees and high conifer hedging.

To the proposed office room, there will be an entrance to the front elevation almost reaching the overall height of this part of the building. Replacement windows to the existing garage doors are proposed to the front elevation. This is not considered to have a material adverse impact in terms of overlooking to the south due to the distance to the next closest property.

The proposed pool area will have bi-fold doors which open up to the eastern side of the property, along with windows facing the rear and west. These are all considered suitable due to there being no residential dwelling in the vicinity to the north and east.

Roof windows are proposed to the kitchen area, office, and workshop. All are considered acceptable and will not impact upon nearby residential amenity. This will also allow natural light to enter into these habitable spaces for the resident.

Overshadowing is not considered to be an issue due to the spacious nature of the plot and nearby dwellings being situated a suitable distance away.

The proposed extensions dramatically change the size of the overall size of the originally dwelling, however due the proposals all being a single storey development it conforms to the existing character of the original dwelling and is considered to be acceptable. It is not considered to have a detrimental impact of overbearingness to neighbouring residential amenity and is therefore considered an acceptable form of development.

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 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 bedrooms.

The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner.

Therefore, the proposals will ensure appropriate car parking provision and comply with Appendix 6 of SELLP 2019.

Ecology

A Protected Species Report was undertaken for this application in January 2021. The conclusion identifies that there are no birds recorded at time of survey, with surrounding trees offering potential nest habitats. The general installation of nest boxes will mitigate for the loss of habitat and offer enhancements in biodiversity.

Overall, the site was identified as an area of low ecological value which is dominated by grassland and will therefore benefit from opportunity for enhancement offered by development.

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 extensions and alterations 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.