DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0245-21**	**Applicant:**	**Mr H Brown**
Proposal:	Proposed Extension & Alteration		
Location:	The Chestnuts Reservoir Road Surfleet		
Terminal Date:	5th May 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework, 2019.

12 - Achieving well-designed places.

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application for proposed extensions and alterations at The Chestnuts, Reservoir Road, Surfleet. The proposal seeks to add front, side and rear extensions to an existing four bedroom detached dwelling. At ground floor level the proposal seeks to provide a combined living /dining area, wc, utility, combined lounge / games area / bar, play room, combined kitchen / breakfast / sitting area, pool plant room, shower / changing room and a glazed link which leads to

an 18 metre long, 9 metre wide single storey pool building. At first floor level, a balcony, two covered balconies, a sitting room, four bedrooms, two en-suites, a bathroom and a dressing room.

Proposed materials of construction are natural slate for the roof and light cream smooth 'K Rend' render for the southern front, western side elevation and first floor northern rear elevation of the dwelling, with Forterra Belgravia Gault Blend Facing Brick for the remainder of the dwelling and pool building.

SITE DESCRIPTION

The proposal site is within defined settlement limits and the surrounding area is characterised by linear development of varying ages and design. Dwellings are sited to the east and west, with a large rear garden to the north, a garden to the front with Reservoir Road and the River Glen beyond. Part of the curtilage land is in Environment Agency Flood Zone 3, with the area on which the dwelling will be extended being is Flood Zone 1. The site subject to "Low Hazard" flood hazard and a maximum flood depth of 0.25 metres on the 1 % 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

H17-1119-79

Full - Erection of dwelling and garage - Approved - 20 November 1979.

H17-1395-00

Section 73 - Retention of dwelling without complying with Agricultural Habitation Condition (Condition 3 of H17/1119/79) - Approved - 17 January 2001.

H17-0806-01

Full - First floor extension to dwelling and detached double garage - Approved - 08 August 2001.

H17-0117-03

Full - Proposed hip roof to single storey buildings and alterations - Approved - 20 March 2003.

CONSULTATION RESPONSES

Surfleet Parish Council

Support

Member of the public - Comments

Requests the installation of 6 swift nest boxes.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land so the principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;

3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The proposal will see a large increase in the footprint of the dwelling. This increase in size can be accommodated without materially impacting the character and appearance of the surrounding area which is predominately linear development of residential dwellings. The plot is large enough to accommodate the proposed development satisfactorily and Reservoir Road is generally characterised by larger dwellings.

2. The design is considered to be appropriate for the site and is not materially detrimental to the character of the dwelling and the surrounding area, which is varied in nature.

3. The proposal materials are considered to be appropriate for the site and are broadly in keeping with the character of the surrounding area.

4. No new accesses are required and there is not considered to be an increase in vehicular movements as a result of the proposal. The site can still accommodate in excess of three off road parking vehicles which is the requested minimum for dwellings with four bedrooms or more under Appendix 6 of the SELLP.

5. The proposal will not materially impact existing community services and infrastructure.

6. There is not considered to be an impact on neighbouring land uses from noise, odour or disturbance as a result of the extensions. With regard to visual intrusion, none of the proposed balconies will immediately face the neighbouring properties to the east and west. The separation distance from the rear balcony at the nearest point to Glen Fairways to the east is approximately 19 metres, and to Cedar House to the west approximately 22 metres. The front elevation balcony solely faces Reservoir Road and River Glen beyond and has no overlooking aspect to neighbouring properties. There is a proposal external spiral staircase that serves the front balcony of the dwelling and is 19.5 metres from the blank side elevation of Glen Fairways to the east. The eastern side elevation boundary is bordered by 4 metre high trees. There is an existing bedroom window at The Chestnuts that already faces this elevation, however there will be no windows from the proposed first floor extension. It is therefore considered that there will not be an increase in overlooking as a result of this proposal.

The pool building has a ridge height of 6.75 metres, and the dwelling has an eaves height of 5.05 metres, with a ridge height of 8.25 metres. The separation distance from the pool ridge line to Cedar House is 14.5 metres at the nearest point. Using right to light calculations there is not considered to be a material overshadowing aspect to Cedar House. The pool building would be approx. 6.1m from the boundary with the property to the west at the closest point and is also separated by a drain beyond that. At such a distance it is not considered it would have a material overbearing impact on the neighbouring property.

7. Part of the curtilage land is in Environment Agency Flood Zone 3, with the area on which the dwelling will be extended being is Flood Zone 1. The site subject to "Low Hazard" flood hazard and a maximum flood depth of 0.25 metres on the 1 % 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a substantial flood risk or impact on surface water drainage.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. There is not considered to be an impact on a sense of place as a result of the proposal. There is not a defined built character in the vicinity, and whilst the extensions are large, they do not impact the amenity of neighbours or the character and appearance of the area.

5. The provision of bicycle storage, bin storage or parking provision is not affected by this proposal. No new accesses are required and there is not considered to be an increase in vehicular movements as a result of the proposal. The site can still accommodate in excess of three off road parking vehicles which is the requested minimum for dwellings with four bedrooms or more under Appendix 6 of the SELLP.

11. There is not considered to be a material impact on residential amenity as a result of the extensions. None of the proposed balconies will immediately face the neighbouring properties to the east and west. The separation distance from the rear balcony at the nearest point to Glen Fairways to the east is approximately 19 metres, and to Cedar House to the west approximately 22 metres. The front elevation balcony solely faces Reservoir Road and River Glen beyond and has no overlooking aspect to neighbouring properties. There is a proposal external spiral staircase that serves the front balcony of the dwelling and is 19.5 metres from the blank side elevation of Glen Fairways to the east. The eastern side elevation boundary is bordered by 4 metre high trees. There is an existing bedroom window at The Chestnuts that already faces this elevation, however there will be no windows from the proposed first floor extension. It is therefore considered that there will not be an increase in overlooking as a result of this proposal.

The pool building has a ridge height of 6.75 metres, and the dwelling has an eaves height of 5.05 metres, with a ridge height of 8.25 metres. The separation distance from the pool ridge line to Cedar House is 14.5 metres at the nearest point. Using right to light calculations there is not considered to be a material overshadowing aspect to Cedar House. The pool building would be approx. 6.1m from the boundary with the property to the west at the closest point and is also separated by a drain beyond that. At such a distance it is not considered it would have a material overbearing impact on the neighbouring property.

12. Part of the curtilage land is in Environment Agency Flood Zone 3, with the area on which the dwelling will be extended being is Flood Zone 1. The site subject to "Low Hazard" flood hazard and a maximum flood depth of 0.25 metres on the 1 % 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a substantial flood risk or impact on surface water drainage.

The proposal accords with SELLP Policy 3.

Installation of swift nest boxes

This proposal is for extension to an existing dwelling and it is not considered to be a material planning requirement to insist on a condition for the installation of swift nest boxes.

PLANNING BALANCE

The proposed extensions and pool building can be achieved without materially impacting the character and amenity of the surrounding area. The application accords with Policies 2 and 3 of the South East Lincolnshire Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

CONCLUSION

This application is recommended for 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.