

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H17-0587-22 **Applicant:** Mr & Mrs T Clay

Proposal: Proposed single storey side extension including internal alterations to existing dwelling

Location: 3 Sunnydale Close Surfleet Spalding

Terminal Date: 8th August 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
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed single storey side extension and internal alterations to the property at 3 Sunnydale Close, Surfleet.

Site Description

The detached bungalow is situated within the defined settlement of Surfleet and sits within a small cul de sac, which is established with three other bungalows of a similar age and design. The

bungalow sits on a spacious plot.

History

No relevant planning history.

Consultation Responses

Surfleet Parish Council

No comments.

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 extension will protrude from the rear elevation of the detached garage and also connect to the side elevation of the bungalow. The extension will measure approx. 5.6m by 5.4m and measure and overall height of approx. 4.9m, and will match the existing roof line of the original bungalow roof structure. Having regard to the existing dimensions of the house, the single storey extension is acceptable in terms of scale, mass and bulk.

The external materials include facing brickwork on walls, concrete roof tiles and white UPVC in fenestration and rainwater goods to match those existing in the property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes a wet room and a large utility room. The applicant has created this space to eventually turn the room into a bedroom, which would be more accessible for the existing resident due to their mobility issues with the existing bedrooms in the bungalow.

Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed single 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 hipped roof, single storey design and the orientation of the dwelling means that the extension would not be unduly overbearing or cause overshadowing upon the neighbouring side elevation bedroom window to the east. The extension would sit a minimum of 2.4m and a maximum of 2.7m away from the boundary and that window is already partly screened from where the extension would be sited. A new side access will be made along the eastern boundary.

An obscure glazed window is proposed to the eastern side elevation from the wet room and therefore, would not have a material adverse impact upon overlooking. Bi fold doors are proposed to the rear elevation which overlooks open fields.

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 single 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. For future reference, if the proposed utility room was to turn into a third bedroom, 2 no. car spaces must be provided within the curtilage for dwellings with up to 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars, as well as the provision of a double garage.

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 single 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.