

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H17-0599-23 **Applicant:** Mr & Mrs S Baxendale

Proposal: Demolition of existing conservatory, erection of single storey front & rear extensions & internal alterations

Location: 50 Seas End Road Surfleet Spalding

Terminal Date: 28th August 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for the demolition of existing conservatory, erection of single storey front and rear extensions and internal alterations. The proposal at the front will measure at 2475mm by 4700mm and at the rear it will be 4725mm by 6516mm.

Site Description

The site is within the settlement boundary of Surfleet as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The property is situated approximately 20m from the highway and is a detached bungalow. There is a large drive area at the front of the dwelling providing adequate parking for the residents. It is made of red brick with white uPVC doors and windows with a tiled

roof. Access to the rear garden is through a side fence which runs the length of the house. In the rear garden there is a conservatory with a small section adjacent to which has artificial grass. The whole house is slightly raised when compared to the garden which hosts a small shed in the north east corner and a summer house to the west. There is a plethora of trees and bushes along the boundary fences.

History

H17-0385-88 - 9 No. residential building plots - Approved

H17-1252-88 - Residential Development - 9 No. dwellings including garages & vehicular access - Approved

H17-0500-13 - Proposed extension to provide conservatory - Approved

Consultation Responses

No consultation responses received.

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, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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 will measure at 2475mm by 4700mm at the front, this will be broken up into the study being 2475mm by 2683mm and the reception being 2475mm by 1615mm. As a result of this both of these rooms are already existing and therefore will be extended and allow for more floor space internally in this area. At the rear the total measurements are 4725mm by 6516mm which is split into two rooms. The dressing room, coming off Bedroom 1, will be 2812mm by 2701mm and the garden room which will replace the existing conservatory is 4725mm by 3815mm, this will be of a similar size to the conservatory. The entire extension will be of a similar height to the existing dwelling. Overall, it can be considered that the extension and the measurements are proportionate and therefore acceptable.

The materials being used include the tiles being made of concrete interlocking roof tiles (Redland Regent), this will match the existing dwelling. The facing brickwork type, colour and bond will also match the existing. The windows on the extension will be white UPVC to also match the existing, the fascia and soffits will also be the same material and colour. The personnel doors will be composite front door made from opaque double glazed side panel and uPVC rear door. Finally, the bi-fold doors will be either uPVC or aluminium depending on the applicants choice later in the application stage following and approval. A majority of the materials being used as part of this development are in keeping with the existing house and therefore match it and the area it is within and ensures that it won't create any visual discrepancies.

As part of the development there will be some alterations both internally and externally. As previously mentioned, these include at the front of the extension they will be making the study and reception area slightly larger as well as demolishing the existing conservatory and making it a garden room, adjacent to this there will be a dressing area. In the lounge area they will be removing the existing front door/frame and adjacent cavity wall brickwork to below FFL. In various rooms they will also be removing existing uPVC bow window and cavity brickwork to below FFL also. Within the garden room they will be removing existing non load bearing blockwork wall to below FFL and will remove the existing timber folding doors/studwork.

Impacts Upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning

decisions.

The proposed demolition of existing conservatory, erection of single storey front and rear extension and alterations would have minimal impact on resident amenity. There would be little concerns regarding overshadowing or overlooking and the development would not be overbearing on the area or locality. The proposal will be a similar height to that of the existing dwelling and both the rear and front sections are set back and therefore there won't be any new issues that will arise following the development being carried out. The single storey nature of the proposal makes any overlooking very unlikely as the windows are at ground floor level and therefore if neighbours are concerned about a loss of privacy they can increase the height of the boundary treatments under permitted development to prevent this. There are some trees around the garden that could prevent overlooking and benefit the proposal. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Planning Balance

The proposed demolition of the existing conservatory and the erection of single storey front and rear extension and alterations would not materially harm the character or appearance of the area. There would be minimal overshadowing and overlooking as a result. The overall design and materials being used are in keeping with the property in which the application is going.

This proposal is therefore considered to be in accordance with Policies 2 & 3 of the SELLP and Section 12 of the NPPF

Conclusion

The recommendation is 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.