

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H17-0793-22 **Applicant:** Mr & Mrs Taylor

Proposal: Extensions, garage conversion, internal alterations and swimming pool - Part retrospective

Location: Riversend The Reservoir Surfleet

Terminal Date: 4th October 2022

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 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 planning permission for extensions, garage conversion, internal alterations and a swimming pool at Riversend, The Reservoir, Surfleet Seas End. It is part retrospective.

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

H17-0007-21- FULL- Approved on 26-02-21- Proposed extensions and alterations

H17-0233-21- FULL- Approved on 22-04-21- Extension and alterations

Consultation Responses

No consultation responses received.

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.

A garage carport will be formed to bridge the gap between the existing detached garage and the original dwelling. This is approx. 7m by 5m. The existing garage would be converted to a gym, changing area and a pool equipment room.

A new extension would be constructed off the existing garage. This is approx. 9m (maximum) by 17.4m in size. This will house a new swimming pool and workshop. The swimming pool will be accessed off the existing garage (proposed gym area) or externally off the eastern elevation. A workshop will be constructed to the front of the swimming pool, measuring approx. 5.8m deep and 5.2m wide.

To the front section of the dwelling, a new entrance has been already partly built on the eastern side elevation of the property. A new bedroom will be formed and replace bedroom 2, with the addition of an en-suite and a walk in wardrobe, which will reduce the size of one of the living rooms. The new entrance will include a new hallway, with new storage cupboards and a w/c. The existing utility room will be enlarged, due to the repositioning of the w/c.

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

The external materials include facing brickwork on walls, pantile roof tiles with solar panels on the south elevation roof slopes and anthracite grey aluminium in fenestration to match those existing in the property. Timber cladding will also be applied in parts. The roof pitch and arrangement will match to the existing roof design. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Taking the above into account, the proposed and partly retrospective extensions, garage conversion, internal alterations and a proposed pool are 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 fenestration to the extensions are 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.

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.

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

Taking the above into account, the proposal is 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.

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 proposals 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 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.