DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-1169-20**	**Applicant:**	**Mr L Mason**
Proposal:	First floor extension above existing garage, loft extension and single storey rear family room extension		
Location:	91 Station Road Surfleet Spalding		
Terminal Date:	16th February 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

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 a proposed first floor extension above existing garage, loft extension and single storey rear family room extension to the property at 91 Station Road, Surfleet.

Site Description

The site is situated within the settlement boundary of Surfleet and is within a line of frontage residential development. It accommodates a detached dwelling and is situated on the southern side of Station Road. The property is set back with the front garden being mostly gravelled. There is a side access along the north-eastern boundary. The rear garden is very long, with a view over the

River Glen and open fields to the rear.

The surrounding dwellings along Station Road are mostly two storey dwellings that are a variety of ages and design. Dwellings in this area are mostly situated on large plots.

History

No relevant planning history.

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.

The proposal includes a first floor side extension above the existing garage which protrudes from the side elevation by approx. 2.8m with a depth of approx. 8.9m. The single storey ground floor rear extension protrudes approx. 4m with a width of approx. 9.7m. There will also be a small protrusion to the front elevation by approx. 1m and a width of approx 5.7m. Having regard to the existing dimensions of the house and plot it sits within, the proposed first floor and rear extensions are acceptable in terms of scale, mass and bulk.

The proposal will also entail changes to the roof structure of the dwelling. This includes a gable roof to the front of the dwelling above the small front extension. This would be in keeping with the neighbouring property to the east. The loft extension will include dormer windows and the existing ridge height will be raised by approx. 1.9m to accommodate it. This would clearly alter the street scene as the roof would be higher than neighbouring properties, however given that this part of the roof would remain a side gable, it is not considered that the visual impact would be so significant as to justify refusing the application. The single storey rear extension will have a monopitch roof structure with a maximum height of approx. 3.5m, which is not unusual for rear single storey extensions.

Facing brickwork on walls and roof tiles will 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. To the ground floor this includes a new open plan living, kitchen and dining area to the rear of the property. The existing family room will be replaced with a study room and a new shower room, which will come off the existing utility room. The existing living room will be closed off from the open plan area. To the first floor, the side extension will accommodate a larger third bedroom with an ensuite. There will be a new landing area which will accommodate new stairs to the loft extension. The second floor includes an additional two bedrooms with a family bathroom.

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

In summary, the form of development has a sufficient sense of scale and hierarchy with the main property. The external appearance is appropriate in terms of visual amenity. 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 layout, design, size and scale.

Impact on Residential Amenity

The proposal will entail new windows on both the front and rear elevations as well as an additional utility room door and shower room window on the north-eastern side elevation. The proposed windows on both the front and rear walls of the proposed extensions are considered to not overlook unacceptably to any residential plot neither habitable rooms of other dwelling houses. There are only open fields to the rear of the property and there is no dwelling that is situated directly opposite at the front. The side facing fenestration will belong to non-habitable rooms and one will be obscure glazed.

The only facing windows to the neighbouring property closest to the first floor extension (no. 93) belong to non-habitable spaces (W/C and shower room). The rear extension is single storey with a maximum overall height of approx. 3.5m. It is therefore not considered that the proposal will have a material adverse impact on neighbouring occupants in terms of being overbearing or resulting in a material loss of light.

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 no. bedrooms. The drive to the front is clearly sufficient to accommodate this number of vehicles.

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 proposal 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.