DECISION DELEGATED TO HEAD OF PLANNING

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-1234-21**	**Applicant:**	**Mr Gathercole**
Proposal:	Proposed Single Storey Extension and Detached Garage		
Location:	Amstel Park Lane Surfleet		
Terminal Date:	15th February 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
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 of the National Planning Policy Framework (2021)

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application at Amstel, Park Lane, Surfleet for a proposed single storey extension and detached garage. The proposed extension will be sited to the side and the rear of the bungalow in a north-west location. The total length of the extension is 28.326 metres and is 8.069 metres in width. The eaves height is 2.86 metres with a ridge height of 4.6 metres which is the same as the ridge height of the existing dwelling. The area with first floor storage to the rear has an eaves height of 3.07 metres and a ridge height of 5.12 metres. The dwelling extension will contain an entrance room, office, sauna, shower and games room. Rooflights will be located in the south facing roof slope of the extension.

A detached double garage will be sited to the front of the dwelling in an east-south-east direction. This building will measure 12.629 metres in width and 6.629 metres in depth. The proposed eaves height is 2.57 metres, with a ridge height of 4.8 metres. The building will contain a garage / workshop and a shower room. A window and a door will be installed in the western side elevation, with four high level windows 1.85 metres above ground level on the southern rear elevation. The eastern side elevation facing Park Lane will be blank. Both the garage and extension will have brick and tile to match the existing dwelling. The proposed render colour will be off white.

SITE DESCRIPTION

The site is within the defined settlement limits of Surfleet. Proposed Housing Area Sur006 is to the south of the site, with dwellings on Surfleet Road to the west. A light industrial building is sited at 3-11 Park Lane to the north, with Park House on the opposite side of Park Lane to the east. The site is bordered by 2.5 metre metre high hedging and 2 metre high entrance gates on the eastern frontage boundary, with 2.5 metre high hedging and curtilage buildings to the southern side boundary. Two metre high hedging is sited to the western rear boundary with the blank elevation wall of the curtilage building at 6 Surfleet Road beyond. The northern side boundary is bordered by 2 metre high hedging and fencing. The site is in Environment Agency Flood Zone 3, and is in a "Danger for Some" hazard area, with a "Danger for All" hazard to front of the garage area, and a maximum predicted flood depth of 0.5 metres to the front of the site with a predicted depth of 1 metre to the rear on the 2115 South Holland Strategic Flood Risk Mapping. As the extension is connected to the property and the garage is not for sleeping accommodation there is not a need to raise finished floor levels.

HISTORY

H17-0561-10

Lawful Use Certificate - Occupation of dwelling by persons not employed in agriculture (Condition 2 of H17-0580-74) - Refused - 20 September 2010.

CONSULTATION RESPONSES

Surfleet Parish Council

Support

Welland & Deepings Internal Drainage Board

PLANNING CONSIDERATIONS

Principle of development

This application is within defined settlement limits and is for residential development on residential land. 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 size, scale and layout is considered to be acceptable for the site. No trees will be removed to facilitate the extension, with two small trees to the front of the site being removed to facilitate the detached garage. The trees to be removed are not of outstanding quality and overall the proposal does not materially impact the character and appearance of the surrounding area.

2. The design and orientation of the garage that of standard curtilage garage to the front of a dwelling. The dwelling extension is a long projection to the side and rear of the building but due to the size of plot and the boundary treatment is considered to be acceptable in the proposed location.

3. The proposed materials of construction are to match the existing dwelling with proposed walls of the garage and extension to be off white render.

4. The access will not be altered and the proposed garage will allow for two additional off road parking spaces. The number of off road parking spaces accords with Appendix 6 of the SELLP.

5. The capacity of existing community services and resources will not be impacted by this proposal.

6. There is not considered to be a noise, odour or disturbance impact from this proposal. With regard to visual intrusion the following observations can be made:

Overshadowing / Overbearing - There is not considered to be any impact to the east or south due to the boundary treatment and separation distances. The 5.12 metre high ridge height of the rear extension is approximately 3 metres from the blank rear elevation wall of the curtilage building at 6 Surfleet Road. There is not considered to be an overshadowing / overbearing impact to the west. The extension is 3.81 metres from the northern boundary and the blank rear elevation wall of the industrial building at 3-11 Park Lane. Due to separation distance and lack of fenestration to the north, there is not considered to be an overshadowing impact in this direction. There is not considered to be a material overshadowing impact to the dwelling from the garage nor to Park House to the north-east which is approximately 16.5 metres away at the nearest point.

Overdevelopment - The proposed development is not considered to represent overdevelopment. More than 50% of the original curtilage land is retained and the buildings are not considered to be overly dominant in the site.

Overlooking - With regard to the extension, there are 2.5 metre high hedging and curtilage buildings to the southern side boundary, and 2 metre high hedging to the western rear boundary with the blank elevation wall of at curtilage building at 6 Surfleet Road beyond. The northern side boundary is bordered by 2 metre high hedging and fencing. fenestration. The proposed extension rooflights are south facing and 3.67 metres above ground level. The rooflight above the storage area will be conditioned to be obscure glazed to be prevented any potential for overlooking to the Future Housing Area of Sur006 beyond the southern boundary. With regard to the garage fenestration, a window and a door will be installed in the western side elevation, with four high level windows 1.85 metres above ground level on the southern rear elevation. To the east and south of the garage is 2.5 metre high hedging. The dwelling is to the west and a 2 metre high fence is 15.3 metres away. There is not considered to be an overlooking aspect from the proposed garage.

There is not considered to be a visual intrusion impact from the proposal.

7. The site is in Environment Agency Flood Zone 3, and is in a "Danger for Some" hazard area, with a "Danger for All" hazard to front of the garage area, with a maximum predicted flood depth of 0.5 metres to the front of the site and 1 metre to the rear on the 2115 South Holland Strategic Flood

Risk Mapping. As the extension is connected to the property and the garage is not for sleeping accommodation there is not a need to raise finished floor levels.

This application accords with SELLP Policy 2.

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 from this proposal. The site is bordered by hedges and fencing on all sides at a minimum of 2 metres in height and there are no immediately adjacent windows facing the area of development. The size, scale and layout is considered to be acceptable for the site. No trees will be removed to facilitate the extension, with two small trees to the front of the site being removed to facilitate the detached garage. The trees to be removed are not of outstanding quality and overall the proposal does not materially impact the character and appearance of the surrounding area.

5. Refuse and cycle storage is not impacted by this proposal. The dwelling has three bedrooms so a minimum of two off road parking spaces is required under Appendix 6 of the SELLP. The site can accommodate in excess of two off road parking spaces so it is in accordance with Appendix 6.

11. There is not considered to be a noise, odour or disturbance impact from this proposal. With regard to visual intrusion the following observations can be made:

Overshadowing / Overbearing - There is not considered to be any impact to the east or south due to the boundary treatment and separation distances. The 5.12 metre high ridge height of the rear extension is approximately 3 metres from the blank rear elevation wall of the curtilage building at 6 Surfleet Road. There is not considered to be an overshadowing / overbearing impact to the west. The extension is 3.81 metres from the northern boundary and the blank rear elevation wall of the

industrial building at 3-11 Park Lane. Due to separation distance and lack of fenestration to the north, there is not considered to be an overshadowing impact in this direction. There is not considered to be a material overshadowing impact to the dwelling from the garage nor to Park House to the north-east which is approximately 16.5 metres away at the nearest point.

Overdevelopment - The proposed development is not considered to represent overdevelopment. More than 50% of the original curtilage land is retained and the buildings are not considered to be overly dominant in the site.

Overlooking - With regard to the extension, there are 2.5 metre high hedging and curtilage buildings to the southern side boundary, and 2 metre high hedging to the western rear boundary with the blank elevation wall of at curtilage building at 6 Surfleet Road beyond. The northern side boundary is bordered by 2 metre high hedging and fencing. fenestration. The proposed extension rooflights are south facing and 3.67 metres above ground level. The rooflight above the storage area will be conditioned to be obscure glazed to be prevented any potential for overlooking to the Future Housing Area of Sur006 beyond the southern boundary. With regard to the garage fenestration, a window and a door will be installed in the western side elevation, with four high level windows 1.85 metres above ground level on the southern rear elevation. To the east and south of the garage is 2.5 metre high hedging. The dwelling is to the west and a 2 metre high fence is 15.3 metres away. There is not considered to be an overlooking aspect from the proposed garage.

There is not considered to be a visual intrusion impact from the proposal.

12. The site is in Environment Agency Flood Zone 3, and is in a "Danger for Some" hazard area, with a "Danger for All" hazard to front of the garage area, with a maximum predicted flood depth of 0.5 metres to the front of the site and 1 metre to the rear on the 2115 South Holland Strategic Flood Risk Mapping. As the extension is connected to the property and the garage is not for sleeping accommodation there is not a need to raise finished floor levels.

PLANNING BALANCE

It is considered that by virtue of the location of the proposed works and the existing boundary treatment, there is not considered to be a material impact on the character and amenity of the surrounding area from the proposed garage and extension. This application accords with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2021, as well as Section 12 of the National Planning Policy Framework, 2021.

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.