

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0412-20 **Applicant:** Mr S Chapman
Proposal: Proposed single storey rear extension
Location: 8 Coronation Avenue Throckenholt Spalding
Terminal Date: 23rd July 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 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	1	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed single storey rear extension to the dwelling at 8 Coronation Avenue, Throckenholt, Spalding.

Site Description

The site is part of the disconnected built-up areas of Throckenholt. Semi-detached properties and a short row of terrace houses dominate the street scene in Coronation Avenue.

The application property is a two-storey semi-detached house. The topography of the locality is such that the highway remain higher than the residential plots.

To the front, the space is split between front garden and paved driveway. The rear garden is long narrow and rectangular. The land is mostly covered with grass. Two rear extensions positioned adjacent to each other protrude from the rear wall of the house and adjoin the boundary line to the north. An slabbed patio surrounds the extensions. Five young trees stand approximately 6 metres from the rear elevation of the property. A nearly 2 metre high timber closeboard fence with concrete posts bounds the curtilage with the adjacent properties No. 7 (north) and No. 9 (south).

History

None.

Consultation Responses

Sutton St Edmund Parish Council

Supports this application.

North Level District IDB

No comments.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Throckenholt as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of developing house extensions and alterations ancillary to the dwellinghouse is acceptable.

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 key material considerations are addressed below.

Design and layout

Paragraph 127 of 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 existing subsequent additions to the rear of the house will be demolished to enable the development of the enlargement proposed in this application.

The intended extension will extend 5.04 metres from the original rear wall of the property and will fill nearly the full width of the building. The apex height of the extension will be 3.23 metres and the eaves approximately 2.50 metres. Having also regard to the dimensions of the house, it is clear that the development will be subservient to the host property in terms of scale, mass and bulk.

A 5 degree mono pitch roof will be formed on top of the extension. Such type of roof is considered to suit the remainder of the bungalow and be appropriate in light of the footprint of the development and it's location to the rear. Fenestration will be opened on the rear elevation facing the garden. A single panel door will be created near the northern boundary whereas the bi-fold openings will be across most of the remainder of the elevation. Some detailing will be also incorporated to the

extension by the formation of brick lintels above the frame of the openings. Overall, the design and layout of the proposals will represent an appropriate enhancement of the building.

Internally, the extension will be used for a combined family/dining room, kitchen and utility room. The intended use of the internal space is in keeping with the use of the property as well as character of the area. It will serve the functional needs of the house occupiers.

Brimmet Pantile 2000 or similar roof tiles will be installed over the extension. The external walls will be treated with a 20mm cream colour render finish. The resulting appearance will be sympathetic with the prevailing red facing brickwork of the houses in the vicinity.

In summary, the development will satisfactorily meet the functional needs of the house occupiers. The extension will be developed with good design standards and the visual amenity will be preserved. For these reasons, the proposals accord with the aforementioned policies regarding design, layout and character of the local area.

Residential amenity

A nearly 2 metre high timber closeboard fence with concrete posts bounds the curtilage with the adjacent plots of properties No. 7 (north) and No. 9 (south). Given that the maximum height of the extension is 3.23 metres, the existing mean of enclosure will mostly obscure the bulk of the extension and therefore the development will not create any overbearing impact upon adjacent residents.

The scale and height of the extension will not cast any overshadowing to the residents of No. 7. No overlooking will occur as the proposed fenestration is on the ground floor and face to the rear of the site.

For these reasons, it is concluded that the proposals will not adversely affect the amenity standards of any resident in the immediacy and therefore the development accords with comply with one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019; and Section 12 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.