

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0907-20 **Applicant:** Mr J Plater

Proposal: Extension to existing bungalow and creation of first floor in roof space.
New double garage with loft storage above.

Location: Sunleigh 125 Luttongate Gedney Hill

Terminal Date: 8th December 2020

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 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 planning application that seeks permission for proposed extension to bungalow and double garage at Sunleigh, Luttongate, Gedney Hill, Spalding.

Site Description

The area is characterised by scattered residential properties on the open agricultural fields that

surrounds the built-up area of Gedney Hill. Walnut Cottage is a former farmstead to the north of the site, and the Barn House, to the south. Both properties are significantly separated from the site.

The residential plot is fairly spacious. The curtilage boundaries includes paddock land to the north. Similar land adjoining to the south is not within the curtilage. Mature and tall hedge runs along the eastern boundary. A rain runs adjacent to the edge of the carriageway. Sunleigh is a bungalow built circa 1970s in overall good condition albeit upgrading is needed. During the site visit, evidence of soil works and excavation were noted

History

None.

Consultation Responses

None.

Planning Considerations

Principle of development

The site lies on land designated countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The built-up area within settlement boundaries is located approximately 750 metres eastwards of the site. Irrespective of spatial strategy considerations, the principle of developing a house extension and alterations that are incidental to the enjoyment of a dwelling house 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.

Policy 2 of South East Lincolnshire Local Plan (SELLP), 2019 states that development will be permitted when consideration are met in relation to size, scale, layout, density and impact on the amenity. In this regard, Policy 3 goes on that to establish 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 garage near the south-western corner of the bungalow will be demolished to gain further floorspace for the proposed extension. Roofing works are proposed for the main roof of the bungalow in order to replace the hip roof for a gable roof. The pitch height will be marginally increased 70 centimetres up to 7.23 metres.

The proposed extension will protrude 4.48 metres from the southern side elevation of the bungalow. The width will be 4.10 metres. The apex height, 4.93 metres and the eaves, as high as those in the building. As a result of that, the extension will appear subservient to the host property in scale, mass and bulk.

The detached garage will be 5.88 metres wide, 5 metres deep and 5.33 high. By reason of dimensions, this ancillary structure to the dwelling will appear commensurate with the main building. The garage will be erected 11 metres set back from the front boundary abutting the road and adjoining the driveway.

The proposed entrance gate will be similar to the existing, a farm gate with two brick pillars. The entrance development will be acceptable in terms of height, position and appearance.

Internally, the increase of the pitch height will ensure sufficient ceiling height to create a habitable loft space within the bungalow. The internal floor layout on the ground floor will be considerably altered although communal spaces and 2 no. bedrooms will remain. The extension will allow to create a large combined dining/open kitchen space. Three bedrooms being one of them ensuite and one bathroom will be provided on the first floor level. In summary, the proposals are in keeping with the residential use of the building

Externally, the entrance door will be relocated from the front elevation to the south-western side elevation. A timber porch on pillars will be erected externally at the frame of the entrance door. In conjunction with the entrance door relocation, the front elevation will be significantly altered. One of the main gable ends will be formed facing the road. Gable fenestration will extend across the front wall. Tantamount window layout will be replicated on the gable wall of the side elevation. On the first floor level, a Juliet balcony will be formed on the rear elevation. Two gable dormer windows are proposed on the north-eastern side elevation.

Turning into the visual appearance of the building, the current brickwork will be rendered in white on all elevations. The existing clay tiles will be replaced for faux blue slate. White UPVC will be replaced for identical material but in grey. In contrast, facing brickwork is proposed for the detached garage. The proposed material schedule will significantly upgrade the appearance of the dwelling without harming the character of the area. The few properties on the vicinity were individually designed and there is no well-defined pattern of appearance.

In summary, the intended scale and height of the dwelling and garage would not appear excessive. The detailing and materials will represent an enhancement of the design standards to the existing fabric of the development. The visual appearance will be significantly altered but no harm is anticipated. Therefore, this application accord with the aforementioned policies on top of this section.

Residential amenity

The nearest property is in the region of 51 metres to the north. The increase in height and new fenestration will not cause any impact upon neighbours in the area.

The Juliet balcony will face the rear boundary where mature hedge stands and vast agricultural land extends beyond that.

In summary, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

The proposals will increase the total number of bedrooms from 2 to 5. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage. A garage can count as one space if it is 2.6m x 5.6m internal width.

The internal dimensions of the garage exceed these measurements. Therefore, two cars can be safely parked inside the garage and the third vehicle, on the drive area. The size and layout of the area is such that a maximum of two further cars could be parked on the drive with turning point to reverse and egress the site in a safe and forward manner.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 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.