DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H21-0967-20**	**Applicant:**	**Mr & Mrs Venni**
Proposal:	Two storey side extension		
Location:	Glebe Farm Parsonage Lane Tydd St Mary		
Terminal Date:	23rd 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

NPPF 2019.

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	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed two storey side extension to Glebe Farm, Parsonage Lane, Tydd St Mary, Spalding.

Site Description

The site is a corner plot adjoining the highway curve between Draw Dike (north) and Parsonage Lane (west). A drain adjoins the site boundary. The topography visually reveals that the levels are under the highway.

The property is a two-storey 'brick-and-tile' traditional dwellinghouse. The domestic garden extends to the south. To the east, there is a large hard-standing area used for the haulage business S V Venni & Son Ltd who is owned by the applicant.

A mature tall hedge currently obscures views from adjacent land to the plot. A porch on the western side elevation indicates that this should be the main entrance to the house although the occupiers use the garden gate from the business yard as a usual way of access.

History

None.

Consultation Responses

North Level District IDB

No comments.

Tydd St Mary Parish Council

Supports this application.

Planning Considerations

Principle of development

The site lies in the countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. 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.

Likewise, Policy 2 of SELLP, 2019 goes on to say that considerations shall be met about 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. In this regard, Policy 3 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 proposed extension would protrude 4.27 metres from the western side wall of the house and would extend 6.51 metres in to the rear garden. The apex height would be marginally under the existing ridgeline of the building. The resulting scale, mass and bulk would appear subservient to the host property.

After carrying out the development, the floorspace of the domestic garden would be still spacious to ensure that householders enjoy private outdoors area. A patio with slabbed surface would be

created adjacent to the side wall of the extension. No alterations have been proposed to the existing soft landscaping on the site boundaries.

Internally, further floorspace would be gained for the dwellinghouse to enlarge the existing living room on the ground floor level and create two additional bedrooms on the first-floor level. The proposals would meet the living needs of the current householders and be in keeping with the residential use of the building.

Red brickwork, blue slate, white UPCV to match existing would be the proposed material schedule. In doing so, the visual amenity would not result undermined as the appearance of the development should match the existing fabric of the property.

In summary, the form of development is appropriate in terms of scale, height and layout. The additional rooms would meet the needs of householders. The external appearance would be closely similar to the existing building. This application therefore complies with aforementioned policies.

Residential amenity

There is no residential property adjacent to the application site. Thus, no harm will be caused upon the amenity standards of other residents.

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 additional bedrooms proposed would increase the total number of bedrooms from 3 to 5. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage. The adjacent hardstanding area is sufficiently large to accommodate three car parking spaces. Beyond the eastern boundary hedge, there is a domestic outbuilding and cars associated to the householders are currently parked nearby. Given the large area of the yard, it is not anticipated any conflict with vehicles related to the haulage business in terms of highway safety.

In summary, the development proposals provide acceptable car parking standards and on balance 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 proposed two storey side extension does not materially harm the character or appearance of the locality or amenity of nearby residents, is designed to reflect the existing house and provides adequate parking arrangements.

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 (NPFF), 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.