

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-0096-20 **Applicant:** Mr S Mitchell
Proposal: Proposed two-storey extension
Location: 156 Broadgate Weston Hills Spalding
Terminal Date: 3rd May 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	1	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed two-storey extension to the property at 156 Broadgate, Weston Hills, Spalding.

Site Description

The site lies in the countryside. It is located approximately 500 metres to the south of the built-up area of Weston Hills. Elderberry Lodge is the nearest property to the site which is to the north. Paddock land borders the application site and the dwellinghouse is further away. Agricultural land extends in other directions. A pair of semi-detached dwellings are on the opposite side of the road a few metres to the south as well as a detached property also on the western side of Broadgate.

The application property is a two-storey farmhouse type dwelling. A drive laid in gravel runs to the northern side elevation of the building. Old brick barns used for storage are further to the north. The remainder of the land is a domestic garden with grass. Mature trees on the front, southern side and rear boundaries obscure significantly views onto the curtilage.

History

H22-0560-89 - Change of use of agricultural buildings to light' industrial woodworking business use - Approved

H22-0815-90 - Extension to rear of existing single storey' workshop - Approved

H22-0352-91 - New workshop/store at rear of workshop buildings - Approved

H22-1174-95 - Two storey extension to existing house - Approved

Consultation Responses

Weston Parish Council

No comments, observations or objections to make regarding this application.

South Holland IDB

No objection.

It is reminded to comply with Board's Byelaws and other relevant legislation.

Planning Considerations

Principle of development

The site lies in the countryside and out of the settlement boundaries of Weston Hills as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is 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; and are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting, 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 proposed extension will protrude 6 metres from the rear elevation of the dwellinghouse whilst the current depth of the house is 9.5 metres. The extension will extend in width as much as the current footprint of the building. The apex height of the extension will be 6.8 metres in contrast with the maximum house height of 7.6 metres. The eaves height will be accordingly shorter. Overall, the

development will be subservient to the host property in terms of scale, massing and bulk.

Internally, the proposal is aimed to increase floorspace to create open space with combined kitchen/family room on the ground floor and one addition bedroom on the first floor. Both existing hall and bedroom 3 will be converted into hall and landing respectively. In view of the proposed distribution, the development will be in keeping with the residential use of the dwelling and will enable current occupiers to meet their living needs.

Being in keeping with the existing, a gable roof with an end facing the west will be built on top of the proposed extension. This will contribute to deliver a form of development coherent with the current building.

As mentioned above, the house was enlarged by the erection of two-storey extension approved under application ref. H22-1174-95. The facing brickwork intended to match the existing as much as possible although the lighter tones of brick colour make the difference with the original fabric of the building. The current house has 4 different brick types. Within such context, a new house extension copying the facing brickwork style could have appeared somewhat iterative. The proposed use of dark painted cement cladding board with timber appearance is well regarded to enhance the design quality of the entire building. Roof tiles will match existing slate as close as possible.

In summary, the development will be commensurate in scale and height with the existing property. The internal distribution will be appropriately functional to the needs and amenity of the occupiers. The appearance of the house extension will be sympathetic with the rural setting of the dwellinghouse and also enhancing the design quality standards of the entire property. Thus, the development will be acceptable and in accordance with the aforementioned policies regarding the design and layout.

Car parking provision

Appendix 6 of SELLP sets out minimum requirements for parking provision. 3 no. car parking spaces are at least required within the curtilage for dwellings with 4 or more bedrooms in order to prevent on-street parking. The total number of bedrooms will be 4 after developing the proposals.

The proposed site layout show the layout of 4 no. car parking spaces across the spacious driveway, hence the development accords with Appendix 6 of SELLP.

Residential amenity

The resulting footprint of the dwellinghouse will be easily accommodated within the sizeable site. There is no residential property immediately adjacent to the application site. Therefore, the proposed extension will not create any harm upon the amenity of residents of other houses.

With regards to the occupiers of the application property, the additional openings will enhance the enjoyment of daylight to habitable spaces. It is worth mentioning the French doors on the southern side elevation which will provide further daylight to the users of the kitchen/family room.

For these reasons, 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).

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; as well as 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.