DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H22-0202-24**	**Applicant:**	**Mr & Mrs P Corn**
Proposal:	Single storey rear extension		
Location:	54 Moulton Chapel Road Moulton Chapel Spalding		
Terminal Date:	14th June 2024		

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 2023

Section 12 - Achieving well designed and beautiful places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Description of Proposal

The proposal seeks householder planning permission for the creation of a flat-roof, rear, single-storey extension at 54 Moulton Chapel Road. The extension would measure 5730mm (width) by 7415mm (depth). The extension would comprise a height of approximately 3200mm. The proposed extension would contain a central roof light, three rear windows and a west facing door. The brickwork, door and windows would match the host; however, as the proposal would involve a flat roof rather than the pitch roof of the dwelling, a different roofing material is proposed.

Site Description

The site is outside of any of the settlement boundaries outlined within the South-East Lincolnshire

Local Plan, 2019, being located approximately 400 metres east of Cowbit. The area displays a linear form of development, with a mixture of commercial, agricultural and residential units.

54 Moulton Chapel Road is middle of three modern bungalows. The dwelling is fairly typical of the area, being red brick with grey, concrete roof tiles. Fixtures and detailing are primarily dark grey. A sizeable gravel driveway is present to the front of the site.

Relevant History

H22-0851-15 - Prior Approval - Change of use of pack-house, general and cold store building into 2 dwellings - Approved - 23 October 2015

H22-1124-15 - Full - Proposed new field access - Approved - 25 January 2016

H22-0915-16 - Full - Change of use of pack-house, general and cold store building into 3 dwellings - Approved - 08 November 2016.

H22-0891-18 - Full - Demolish existing pack-house and erect 3 new bungalows - Approved - 26 October 2018

H22-1212-19 - Section 73 - Demolish existing pack-house and erect 3 new bungalows - approved under H22-0891- 18. Modification of Condition 2 to allow amendments to previously approved plans - Approved - 06 February 2020.

H22-0274-20 -Condition Compliance - Details relating to contamination (Condition 3 of H22-1212-19) - Approved - 04 June 2020.

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

No consultation responses.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South-East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2023 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Principle of Development

Policy 1 of the SELLP sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The proposal is outside of any settlement boundaries outlined within the SELLP and is therefore considered to be within the countryside from a planning context. That being said, the proposal would be within the defined residential curtilage of 54 Moulton Chapel Road and would comprise a single storey domestic extension to an established residential dwelling. the propsoal would not be tantamount to the creation of a dwelling in the open countryside.

Therefore, the proposal is considered to be in accordance with Policy 1 of the SELLP. The principle of development on this site is considered acceptable subject to other material considerations being met.

Layout, Design, Scale and Consideration of the Character of the Area

Section 12 of the NPPF, "Achieving well-designed and beautiful places", states that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the NPPF, states that new development should function well and add to the overall quality of the area (including beyond the short term) and should be visually attractive as a result of good architecture and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality, to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing. Developments 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 outlines sustainable development considerations for proposals; providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 of the SELLP requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the NPPF and require 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. Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design, and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

While the proposed design is not fully integrated with that of its host, the proposed extension does display clear visual subservience. The use of matching materials does contribute towards a sense of continuity, even if the roof design is not wholly in keeping with the host. Nevertheless, the proposed extension would not be readily visible from the road and would only be visible from the rear garden of the adjacent 56 Moulton Chapel Road. As such, the tangible impact upon the character of the area is negligible. Therefore, despite not being wholly integrated with the design of the host, the proposal is still acceptable.

Taking account of the design, scale, and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the SELLP and Section 12 of the NPPF.

Impacts Upon Resident Amenity

Paragraph 135 of the NPPF states that development should 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.

Policies 2 and 3 of SELLP sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposal would not increase overlooking. The three rear windows would face onto an agricultural field and, due to the boundary treatments present, would offer no views into either adjacent rear garden. As the adjacent developments are also bungalows, the proposed skylight would not offer views into neighbouring dwellings.

While the proposed extension is in close proximity to the eastern neighbour (at approximately 300mm from the boundary fence) it is considered that the proposal does not represent a significant overshadowing concern. Any potential overshadowing on this neighbouring dwelling would fall wholly upon a blank section of wall or in a narrow passage used for maintenance purposes. As such, the tangible impacts of the development are considered low. The proposal would not have an unacceptable impact upon the amenity and wellbeing of the adjacent property.

As detailed above, the scale and design of the proposal is considered to have no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan in terms of impact upon residential amenity.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, whilst conforming with the SELLP and the provisions of the NPPF when viewed as a whole.

Conclusion

Taking these factors into consideration, the proposal is considered to comply with Policies 1, 2 and 3 of the SELLP, as well as Section 12 of the NPPF. There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, the planning balance is in favour of the proposal.

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.

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.