

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-0366-21 **Applicant:** Mr & Mrs Hirel

Proposal: Proposed two storey side and rear extension, single storey orangery and porch extensions

Location: 192 High Road Weston Spalding

Terminal Date: 1st June 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed two storey side and rear extension, with a single storey orangery and porch extensions to the dwelling at 192 High Road, Weston.

Site Description

The site is situated within the settlement of Weston according to the inset map no.26 in the South

The semi-detached dwelling is situated on the south-eastern side of High Road and is set back from the road. There is a large gravelled driveway to the front of the property, with open fields directly opposite. There is a large side access to the rear garden which is long and typical of the dwellings in the area. Residential development along this part of High Road is characterised by frontage development along High Road, which has a variety of ages and design.

History

H22-0577-17- Full- Proposed extension to vehicular access- Approved 25-07-17.

H22-0059-13- Full- Proposed two-storey rear extension and alterations- Approved 20-03-13.

Consultation Responses

1 no. public comment - Recommends that a minimum of 3 swift nest bricks be installed.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the 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 proposed two-storey side extension will be set back from the front elevation of the property by approx. 5m and project from the existing two-storey rear extension by approx. 6m. It would have a depth of approx. 8.5m. The orangery to the rear will project from the rear elevation by approx. 3.6m, with a width of 4.8m. The proposed porch will project from the front elevation by approx. 1.2m, with a width of 2.8m. Having regard to the existing dimensions of the house and the plot it sits within, the proposed extensions are acceptable in terms of scale, mass and bulk.

The proposed materials include facing brickwork on walls, imitation slate roof tiles and white UPVC in fenestration to match those existing in the property. In addition, grey cedar cladding is proposed above dwarf brick walling for the front porch., which will provide a visually interesting contrast. The two storey side extension will have a hipped roof, which will be in keeping with the existing roof structure. Although this particular extension will be large, it is set back from the front elevation and therefore it is not anticipated that it would have a material impact on the character of the area. A flat roof will be formed to the rear single storey extension and, due to its position to the rear of the dwelling, will not adversely impact on the overall character of the surrounding area. Overall, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes a garage to the ground floor side extension and a new master bedroom with ensuite and walk-in wardrobe. The single storey rear extension will form an extension to the existing dining area/family room.

Overall, the proposals will ensure good living conditions of the house occupiers and in keeping with the residential use of the property.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impact upon Residential Amenity

It is not considered that there would be an overbearing or overshadowing impact upon the neighbouring properties no. 190 and 194. The orangery extension to the rear is single storey and

the two storey extension would be the far side of the existing two storey extension at the rear when viewed from no. 194. The two-storey extension would be closer to no. 190, however it has no side facing windows and, although the extension projects forward of no. 190's front elevation by approx. 3m, there is intervening screening in the form of trees which would minimise any visual impact from its front windows.

The proposed windows to the extensions will be front and/or rear facing. There are no properties immediately opposite to the front and the rear garden is approx. 50m in length from the outer most part of the rear extension to the rear boundary. There would therefore not be a material overlooking impact.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Parking Provision

In connection with Policy 36 of the SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate this number of vehicles.

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 extensions will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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.

Conclusion

The recommendation is for a delegated approval.