DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0174-22**	**Applicant:**	**K Redden**
Proposal:	Rear extension & alterations & replace existing hedge with timber boundary fence		
Location:	Four Winds 48 Roman Bank Saracens Head		
Terminal Date:	12th April 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12
Section 15

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for a two storey rear extension to create a snug, utility and w/c on the ground floor and an additional bedroom on the first floor. The ground floor element would be two infills on either side of the existing sun lounge. The first floor element

would measure 2.9 metres (depth) x 5.6 metres (width). The external materials would match the existing dwelling.

The scheme also proposed removal of hedge along the northern boundary and erection of a close boarded fence standing at between 1.2 and 1.8 metres in height.

It should be noted that the plans have been amended with the first floor window on the western elevation moved to the southern elevation.

SITE DESCRIPTION

The application site comprises a two storey detached dwelling located on Romans Bank in Saracens Head. The site is outside the settlement boundary. The dwelling is red brick built and has brown door/window frames. It has a gravelled driveway to the front providing off-street parking provision for several vehicles. The site is part enclosed by a boundary fence and hedge. The immediate area is a mixture of residential dwellings of varying designs and open countryside.

RELEVANT PLANNING HISTORY

H23-0081-93 - Erection of two houses - Approved

H23-0221-92 - Residential Development 2 No building plots - Refusal

H23-0605-92 - Erection of two dwellings including details of means of access - Appeal allowed

REPRESENTATIONS

Whaplode Parish Council

Supports the application.

PLANNING CONSIDERATIONS

Principle of development

The site is outside any settlement boundary, however, the proposed extension would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse 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.

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 extension is considered to be proportionate to the existing dwelling and the plot. The proposed gable end design is considered acceptable as it does not dominate the existing dwelling. In addition, the proposed development would not result in overdevelopment of the site and sufficient outdoor amenity space would be retained. The extension is not considered to appear unduly incongruous within the rural street scene and would not materially harm the character/appearance of the locality. The proposed use of matching external materials would ensure the extension is in keeping with the existing dwelling.

As such on balance, the proposed development is considered to comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

There were overlooking concerns with the initial scheme as the first floor window on the rear elevation resulted in direct overlooking of the neighbours to the west. As such the scheme has been amended and the first floor window on the rear elevation omitted. The amended scheme is considered acceptable as it does not result in any overbearing impact or unacceptable overshadowing given the separation distance on these neighbours.

With regards to the neighbour to the east the extension would not be visible to this neighbour as it would be blocked by the applicants existing two storey house.

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would increase the number of bedrooms in the property from 2 to 3, however the parking requirement for the site would not increase not would the existing parking be impacted. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, amenity of nearby residents or result in parking/highway implications. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3, 28 and 36 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 15 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

The application can be approved under delegated powers.