

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0183-20 **Applicant:** Mr & Mrs I Sloan
Proposal: Extension and Alterations
Location: Victoria Cottage Stockwell Gate North Whaplode
Terminal Date: 17th April 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
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	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for extension and alterations at Victoria Cottage, Stockwell Gate North, Whaplode, Spalding.

Site Description

The site is a corner plot abutting the highway junction between Stockwell Gate, Stockwell Gate North, Stockwell Gate West. Rose Lodge is a two-storey dwellinghouse which is the only property adjacent to the boundaries of the application site. It is to the north.

The property is a detached two-storey dwellinghouse built circa 1980s. The principal elevation of the building faces west. The drive and turning point area is not excessively deep. There is a two-storey gable pitched detached garage to the front of the dwelling which was built around 2003. There are subsequent house extensions to the original fabric of the dwellinghouse. The domestic garden is laid in grass and extends to the south and east across the remainder of the curtilage.

History

H23-1238-03 - Demolition of existing garage and erection of new garage block adjacent - Approved

H23-0574-02 - Erection of conservatory - Approved

H23-1042-85 - Erection of bungalow and garage - Approved

Consultation Responses

None.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Whaplode 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 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. 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 as per Policy 2 of the SELLP.

The two-storey bulk of the property has the gables facing east and west. There is a wide gable pitched single-storey extension between the rear and northern side walls of the building. A flat roof extension joins this large gable pitched element mostly protruding towards the north. A conservatory projects from the southern side house wall.

The development will be mostly first-floor extension over the wide gable pitched element. The conservatory and flat roof extension will remain intact. The height of the extension will be as much as the ridgeline of the house. The gable pitched element is currently set back 1.55 metres from the southern side wall and the proposed extension will extend to join such wall. The intended development will be subservient to the host property in terms of scale, massing and bulk.

An L shaped roof will be formed with two new gables as high as the main ridgeline of the property, one facing east and one further facing north. This roof layout will constitute a prevailing feature of the design of the proposal. It will contribute to tidy dissimilar extensions and deliver a more coherent form of development with the original fabric of the house.

Internally, the floor plans reveal that the additional floorspace gained will be used to accommodate one further bedroom on the first floor level. Alterations comprising new walls, brick up, new doors will be carried out to enlarge existing spaces and ensure access between them. Overall, the nature of the development is in line with the residential use of the building.

The detailing of the development will enhance the design quality of the property. On the front elevation, the existing first-floor rectangular bottom opener window will be replaced for a Victorian-style vaulted window tantamount to the existing one on the side. The brick lintel will be also

replicated. Tilt windows will be opened on both storeys of the southern elevation to lighten the lounge and additional bedroom. These openings will provide a more contemporary appearance to the overall property. An external chimney breast will be also erected on the rear elevation boosting the aesthetics of the development. Furthermore, the external materials are confirmed to match those existing in the building, hence the proposal will not entail any harm upon the visual amenity.

In summary, the development will represent an improvement of the design quality of the house and will be in keeping with the host property. No harm upon the built environment in the surroundings is anticipated given the matching appearance of the extension with the property. Therefore, the development accords with the aforementioned policies regarding design, layout and character upon the local area.

Car parking provision

Appendix 6 of SELLP sets out minimum requirements for parking provision. 3 no. spaces for dwellings with 4 or more bedrooms are at least required for new housing development.

The proposed works would entail the net increase of one bedroom up to a total of four bedrooms. Sufficient space is available within the curtilage of the property for the number of parking spaces required by policy.

Residential amenity

After developing the proposed extension, the separation distance will be 20.3 metres with the eastern boundary and nearly 20 metres with both eastern and southern boundaries. As the flat roof extension will remain and the extension will not exceed the existing footprint on that side, the separation distance with the northern boundary adjoining Rose Lodge will remain at 1.7 metres. At such long distances, the upward increase of the proposals will not result overbearing for the residents in the vicinity.

Rose Lodge is the only property abutting the application site. No window will be opened on the northern side elevation. The opposing elevation is blank. Therefore, no overlooking neither overbearing effect will take place for the neighbouring residents.

Therefore, 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 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019 and Appendix 6, 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.