DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0504-21**	**Applicant:**	**Mr & Mrs D Piccaver**
Proposal:	Proposed front & rear single storey extensions		
Location:	Carunya 47 Mill Lane Whaplode		
Terminal Date:	1st July 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for proposed front and rear single storey extensions at the property at Carunya, 47 Mill Lane, Whaplode.

Site Description

The site is situated within the settlement boundary of Whaplode according to the South East Lincolnshire Local Plan, 2019.

The detached bungalow is located on the northern side of Mill Lane and is on a spacious plot. Dwellings along this road are of a similar age and design and the road is characterised by frontage development. The Whaplode C of E Primary School is situated approx. 60m south west of the

property, with the junction of Millers Street opposite.

The bungalow is set well back from the highway, with a large driveway and front garden. There is access to the rear via a side access to the east of the property. The rear garden is of a spacious size and typical for the area.

History

No relevant planning history.

Consultation Responses

No consultation responses received.

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 front extension will protrude a maximum of approx. 8.3m and a minimum of approx. 6.4m from the front elevation of the bungalow, with a maximum width of approx. 5.8m. To the rear of the property the extension will protrude approx. 1.7m with a width of approx. 5.9m, sitting between the existing dining space and garage. Having regard to the existing dimensions of the house and plot it sits within, the proposed front and rear single storey extensions are acceptable in terms of scale, mass and bulk.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration will match those existing in the property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

An a-pitched roof to the front single storey extension will be formed, which will compliment the existing hipped roof structure of the original bungalow. The rear single storey extension will have a flat roof structure. As much as flat roof extensions are not considered favourable, due to it being to the rear of the dwelling it will not impact on the overall character of the surrounding area and is considered acceptable.

Although it is a large scale front extension and no other properties have been extended in such a manner along Mill Lane, the property sits within a large plot and the front elevation would still be a minimum of 6.6m from the carriageway. The property does already also have a small forward projection. Furthermore, as the properties are staggered, the front elevation would only project approx. 1.2m further forward than no. 45 to the west and would be on a similar line to no. 43. Therefore, on balance, it is not considered that there would be a defendable reason for refusal on the grounds of impact on character.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes an additional bedroom, shower room and living space to the front extension. This is to enable to the applicants elderly parents to live at home with suitable care provided by the applicants, whilst still enabling a level of independence. The rear extension will ultimately enlarge the bedroom to the rear and add a utility room. Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed front and rear single storey 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

Paragraph 127 of National Planning Policy Framework (2019) 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.

The proposed windows to the front extension include an obscure glazed window from the shower room on the western elevation, a new window and door to the eastern elevation, and a window on the southern elevation. The rear extension will have French Doors and a door to the utility room. It is not considered that the proposed windows will overlook neighbouring properties unacceptably due to the single storey nature of the proposal and positioning of the extensions. The extension to the rear does not project out as far as the existing conservatory and the eastern facing window to the front extension faces towards a neighbouring driveway. The front most window is tantamount to a normal frontage relationship.

It is not considered that there would be an overbearing or overshadowing impact upon the neighbouring properties to the west or east. The extensions are single storey in scale, a minimum of approx. 4.2m from any boundary, and at a angle to no. 49 which is projects forward of.

Taking the above into account, the proposed front and rear single storey 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.

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 front and rear single storey 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.