DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0578-23**	**Applicant:**	**Ms I Dulkiene**
Proposal:	Single Storey Side Extension		
Location:	Scotia Cranesgate North Whaplode St Catherine		
Terminal Date:	22nd August 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well designed places

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 single storey side extension at Scotia, Cranesgate North. As part of the application there will also be some internal alterations including the demolition of walls and relocating of rooms.

Site Description

The site is located inside the settlement boundary of Whaplode St Catherine as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The property is a bungalow that is made bricks

with a tiled roof and brown uPVC windows and doors. It is of a similar design to the dwellings along Cranesgate North and it on a similar sized plot as well. They have a large gravel driveway at the front of the property with a row high hedges on both the northern and southern elevations.

History

H23-0561-90 - Residential Development - Approved

H23-0223-92 - Residential development 11 No houses with integral garages - Withdrawn

H23-0452-92 - Residential development (10 dwellings with garages and vehicular accesses) - Approved

H23-0795-92 - Samples of bricks - external walls. Plots 3 & 6 Butterley Desford Brindle Red - Plots 7 & 10 Elliots Kirkvale Blend - Approved

Consultation Responses

Whaplode Parish Council

No comment.

Planning Considerations

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, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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 measurements of the proposal will be 3150mm width at the front and rear and it will be the same length as the existing house which is 8290mm (length). The extension will also be the same height as the existing dwelling and follows the same design with the roof on the side being slightly sloped. Internally, the garage is 3027mm by 4930mm with the garage door being 2290mm in length which is the same as the existing. The utility at the rear is 2847mm by 2470mm. It can be considered that these measurement will be proportionate to the main dwelling and therefore are acceptable.

The materials being used will match the existing and therefore ensure that it is in keeping with the host dwelling it is apart of. The walls will be made of brick facade, the roof is made of tiles with the windows being white uPVC. Whilst the existing windows at the front of the property are made of brown uPVC the new windows as part of the extension will be white, this won't create any issues as there are no new windows that are visible from the front and therefore won't look out of place with the area. The use of matching materials ensures also that the extension will blend in with Scotia.

As part of the extension and application there will be some internal alterations, the existing kitchen will move into where the existing garage is currently, access to this will be via a new 850mm opening with the window located in this area being blocked up as the proposed garage will be situated on the other side. To replace this window, there will be one located on the front elevation. The only alterations to the lounge will be the existing access will be blocked up with a wall between the existing kitchen and lounge to be removed with a beam installed to create a new entry point. The wall between the dining room and kitchen is also going to be removed to allow the area to be one large dining room and somewhat open plan with the lounge and allows it to flow between these three rooms. Finally, as part of the extension the existing garage will be relocated into this and there will be a garage at the front with a utility behind this. The utility will have one window facing towards the south and the garage will have a side door to allow for access (910mm by 2100mm).

Impact upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and

relationship to existing development and land uses as main considerations when making planning decisions.

Due to the addition of a window in the rear part of the extension for the utility there could be the potential for concern regarding overlooking. There is currently a window situated in a similar position to the proposed one and therefore there shouldn't be any new issues that will arise from this. There are also an adequate amount of trees and bushes on the southern elevation that should provide cover and will limit the potential. The single storey nature of the extension makes any overlooking very unlikely as the windows are at ground floor level and therefore if neighbours are concerned about a loss of privacy they can install boundary treatments under permitted development to prevent this.

Although there is a minimal distance between the proposal and the southern curtilage, the positioning of the extension means that no significant shadow would be cast onto the southern neighbour and therefore they will not be effected by this proposal following an approval. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Planning Balance

It is considered that the proposed single storey side extension can be incorporated onto the site without materially harming the character and amenity of the locality. There will be minimal overlooking and no overshadowing due to the positioning. The application is therefore in accordance with Policies 2, 3 of the SELLP and Section 12 of the NPPF.

Conclusion

The recommendation is for a delegated approval.

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.