

DECISION DELEGATED TO DEVELOPMENT MANAGER**DECISION DELEGATED TO DEVELOPMENT MANAGER**

Application No: H23-0717-20 **Applicant:** Mr P Tallo

Proposal: Two storey side extension with single storey rear extension and garage to rear (retrospective)

Location: 13 Cranesgate North Whaplode St Catherine Spalding

Terminal Date: 3rd November 2020

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 a proposed two storey side extension with a single storey rear extension at 13 Cranesgate North, Whaplode St Catherine.

Site Description

The property is a semi-detached dwelling which is situated along Cranesgate North, approx. 1.1km north of Whaplode St Catherine. The dwelling is on the eastern side of Cranesgate North, with dwellings of a similar age and design. The wider area is predominantly rural.

The dwelling is well set back from the road with a large spacious driveway to the north and a front garden with 1m high hedge as the boundary treatment to the west. The rear garden is very spacious and faces out to open fields to the east. There are no dwellings situated to the east and west of the property.

The garage is sited adjoining the eastern boundary, set back at the rear of the garden.

History

No relevant planning history.

Consultation Responses

No consultation responses received.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of 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 extensions will wrap around all three external walls of the semi-detached property. The extension to the front will project by approx 1.2m. The proposed two storey side extension will project off the northern elevation by approx. 4.8m and have a maximum depth of approx. 11m. It will extend past the existing rear wall of the property by approx 4m. Immediately adjoining this extension to the south will be a single storey extension which will be approx. 4m deep and will almost adjoin the boundary with the neighbouring property.

The proposed extensions will be a development of considerable scale, however the property is situated within a large plot that can readily accommodate the extensions proposed.

The proposed extensions will accommodate a lounge, kitchen and dining room at ground floor and two additional bedrooms and two bathrooms at first floor. There will also be a new porch entrance to the front elevation of the dwelling, with the existing lounge being transformed into a downstairs playroom.

A hipped roof will be formed to the northern elevation, following on from the existing roof design. To the eastern elevation, a gable roof will be formed which would be lower than the ridge height of the front part of the house. To the south eastern section of the dwelling, which is only a ground floor rear extension, this part will be of a flat roof design, with a proposed roof light over the dining area to allow natural light to enter. The proposed roof types compliment the existing dwelling and are therefore considered acceptable.

The proposed materials of construction for the extensions will match existing.

A workshop is currently being constructed to the rear of the property, which will adjoin a garage which has recently been completed. Taken together, these will cover the entire width of the plot but will be set back from the dwelling at the eastern boundary. There will therefore still be sufficient garden space for the current residents once fully complete. The materials for the workshop will match the existing brick type of the dwelling and already completed garage and have a flat roof design. Therefore the development will appear well blended with the fabric of the house and the visual amenity will not be undermined.

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

The proposed windows on both the front and rear walls of the two-storey extension will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses. There are no properties to the front or rear of the dwelling.

There will be three new windows to the ground floor, and two new windows to the first floor on the side elevation. The two windows at first floor will be to bathrooms and will therefore be obscure glazed. Those at ground floor will be to the kitchen and a secondary lounge window. The separation distance between the side elevation of the two storey extension to property to the north is approx. 18.5m and, based on the layout of no. 13, the facing first floor window of the adjoining property would be to the landing. In light of these considerations, there would be no unacceptable overlooking of the property to the north.

Given the separation distance between the proposed two storey side extension and the property to the north it is not considered that it would appear overbearing or result in detrimental overshadowing/loss of light. The same applies in respect of the property to the south, the boundary of which is approx. 5.3m from the two storey extension.

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 standards

In connection with Policy 36 of 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 4 or more bedrooms.

The drive to the front and side of the dwelling is clearly sufficient to accommodate these cars, and to enter and egress in a safe and forward manner.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2, 3 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore 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.