

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Tracey Meachen - Planning Officer)

Purpose: To consider Planning Application H16-1049-17

Application Number: H16-1049-17

Date Received: 1 November 2017

Application Type: FULL

Description: Second floor rear extension

Location: 48 CROSS STREET SPALDING

Applicant: Mr J Williams

Agent: Remway Design Ltd

Ward: Spalding St Johns

Ward Councillors: Cllr G K Dark
Cllr J D McLean

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-1049-17>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The applicant is related to a District Councillor.

2.0 PROPOSAL

2.1 This is a full planning application for a second floor extension to the rear of a terraced dwellinghouse known as number 48 Cross Street. The dwelling is located within the defined settlement limit for Spalding.

3.0 SITE DESCRIPTION

3.1 This three storey terraced dwelling is built adjacent the pavement to the front elevation. A pedestrian pathway accessed from Green Lane leads to the rear of a number of properties including number 48. The rear garden is small in size, 3.5 x 3.7 metres. The side wall of number 11 Green Lane forms part of the passage, and has no windows facing. The rear of number 48 already had an existing flat roofed rear outbuilding which had been converted to living space. It appears to have originally been a shared building with the neighbouring property (number 47) and would have had a pitched roof. The pitched roof had been removed above the section belonging to number 48, and the roof made flat with balcony above. Planning reference H16-0200-17 then allowed a first floor extension with pitched roof above. The neighbour, number 47, still has the original ground floor outbuilding with pitched roof. The adjacent neighbour, number 49, does not appear to have an outbuilding, but instead has a larger rear yard area. Only the tall wall along the boundary remains to show where the outbuilding was, the wall remaining at the original height.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG17 - Protection of Residential Amenity
Policy SG20 - Extensions and Alterations to Existing Buildings

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), March 2012

Paragraph 14 - The presumption in favour of sustainable development
Paragraph 17 - Core planning principles
Section 7 - Requiring good design

Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 H16-0200-17 - first floor extension to the rear - approved 13 April 2017

6.0 REPRESENTATIONS

6.1 None

7.0 MATERIAL CONSIDERATIONS

7.1 Key issues for consideration are:
- Character and appearance;
- Residential amenity

7.2 Character and appearance

7.3 First floor extension would project out to the rear by 3.7 metres from the rear elevation. The height of the proposed extension would be subservient to the main roof, being 1.2 metres shorter. The application follows the same design previously approved for the single storey extension approved earlier in the year, so is considered to be appropriate to its setting. The proposed extension is modest in size, although this is due to the small back gardens of these terraced properties, and the existing outbuildings at ground floor level.

7.4 Residential amenity

7.5 It would only impact properties either side. No objections were received for the previous first floor extension, and none received for the subsequent second storey extension subject of this application. The proposed extension would be north or south of neighbours, not east to west. The proposed extension should therefore not cause unacceptable overshadowing, despite the

properties having unusually small rear gardens. No concerns have been raised as to overbearing issues, although the building extends to the rear by 3.7 metres. This may be because the rear aspect of these terraced properties feel traditionally enclosed due to the built up nature of the older streets located in the centre of Spalding. The proposed rear extension would not necessarily exacerbate the feeling of enclosure which naturally occurs in terraced development.

7.6 Conclusion

7.7 On balance, the proposed extension is considered to be acceptable. No objections have been received. The application would comply with Local Plan Policy SG17 which seeks to protect residential amenity, Local Plan Policy SG20 which allows development which is not considered to detract from the character and appearance of the building, and section 7 of the National Planning Policy Framework 2012 which requires good design. The recommendation is therefore to approve.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to those Conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 2859/01, 2859/02, 2859/03, 2859/04, 2859/05 and 2859/06

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan, 2006.

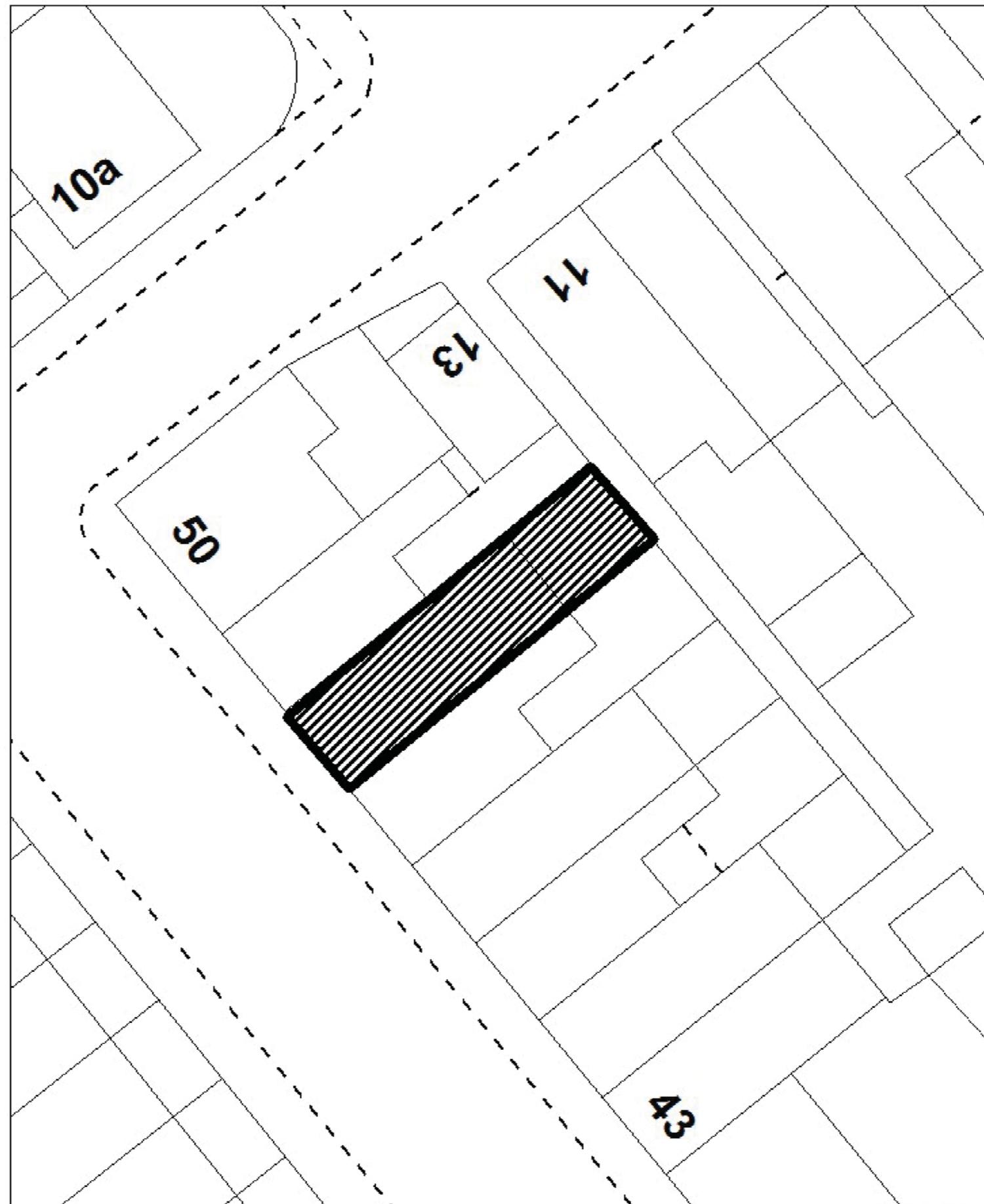
Background papers:- Planning Application Working File

Lead Contact Officer

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Appendices attached to this report:

Appendix A Plan A



Scale: 1:200

December 2017

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