

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Joan Isus - Planning Officer)

Purpose: To consider Planning Application H16-1044-17

Application Number: H16-1044-17

Date Received: 31 October 2017

Application Type: FULL

Description: Two-storey extension with solar panels to existing roof

Location: 36 SPRING GARDENS SPALDING

Applicant: Mr B 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=H16-1044-17>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The applicant is the son of a District Councillor.

2.0 PROPOSAL

2.1 The application seeks planning permission for a two storey rear extension and the installation of solar panels to the front, rear and side roof slopes.

3.0 SITE DESCRIPTION

3.1 The property is a semi-detached house on the northern side of Spring Gardens. Number 36 is located near the junction with Priory Road. The houses are in close proximity to the public road although those down the road are slightly set back from the road.

3.2 The plot slightly slopes downwards. The property is on the highest part whereas the garden lies on a lower level. The proposed extension is at the rear linear garden which is approximately 19 metres in length. Tall panel fencing surrounds the western side of the curtilage and a brick wall is on the opposite side boundary.

3.3 The property is located within the Spalding Conservation Area. The boundary of which is the western boundary of the application site.

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.

SG17 - Protection of residential amenity
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 17 - Core Planning Principles
Section 7 - Requiring good design.
Section 12- Conserving and enhancing the historic environment

4.2 Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 None

6.0 REPRESENTATIONS

6.1 None

7.0 MATERIAL CONSIDERATIONS

7.1 Key issues for consideration regarding this application are:
- Design and layout of the proposed extension and solar panels, including impact upon the Conservation Area, and
- Residential amenity

7.2 Design and layout of the proposed extension and solar panels, including impact upon the Conservation Area,:

7.3 The design of the proposed extension is considered to be appropriate to its setting. The proposed extension would be partially obscured by fencing to the western side boundary. It is modest in scale measuring only 2.4 metres along the side of the dwelling, and 2.3 metres wide along the rear elevation. Overall height would be 4 metres.

7.4 The proposal also includes re-roofing on the top of the existing store room on the first floor level. The double pitch is replaced by a flat roof on the western slope. The aim is to increase the height of the internal space to accommodate a bathroom. Although all the extensions made in the property have double pitch roof, the flat roof would be acceptable in terms of design and visual impact.

The proposed extension would not, therefore, adversely alter the appearance of the dwelling, or

its visual or architectural relationship with adjoining development or the character of the area due to its location. The proposal therefore appears to be in accordance with Local Plan Policy SG20 which allows development which would not adversely alter the appearance of the building, or its architectural relationship with adjoining development or the character of the area and section 7 of the National Planning Policy Framework 2012 which encourages good design.

7.5 With regard to the proposed solar panels, the ones to the front roof slope would be the most prominent. However, given the location of the property on the edge of the conservation area, it is considered that there would be limited impact and as such would have a neutral effect upon the character of the conservation area.

7.6 Residential amenity:

7.7 Due to the location of the proposed extension, there would be minimal impact on surrounding properties. The material increase of the proposal would be more prominent in height rather than any other measurement. The extension would be positioned roughly in the same building line as the rear elevation of the adjacent property No.35a. Such property is two-storey and has similar height so overshadowing would be therefore unlikely. The existing crossing extension on the opposite side screen any visual impact of the proposed development from the east. No windows on the side elevation of the adjacent property facing the proposal so no overshadowing issues.

The application would therefore comply with Local Plan Policy SG17 which seeks to protect residential amenity.

7.8 Conclusion:

7.9 There have been no objections to the application. The proposals put forward are modest, of appropriate design and would improve the living conditions of the occupants.

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:

Drw No 2852 01 (Site Location Plan); Drw No 2852 02 (Existing Elevations); Drw No 2852 03 (Existing Floor Layouts); Drw No 2852 04 Rev A (Proposed Block Plan); Drw No 2852 05 Rev A (Proposed Elevations); Drw No 2852 06 (Proposed Ground Floor); Drw No 2852 07 (Proposed First Floor)

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.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

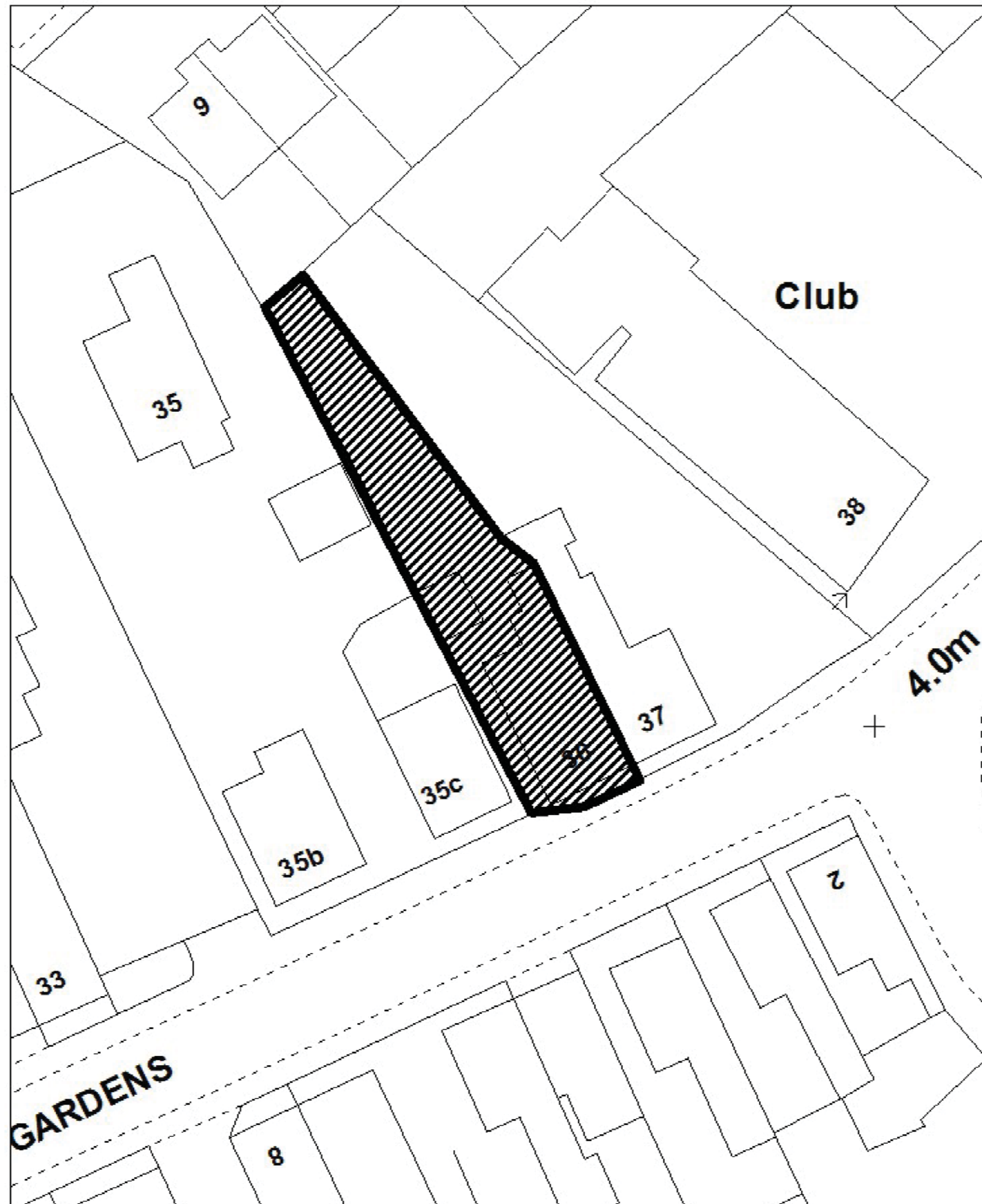
Background papers:- Planning Application Working File

Lead Contact Officer

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Appendices attached to this report:

Appendix A Plan A



Scale: 1:350

December 2017

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