

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Joan Isus - Planning Officer)

Purpose: To consider Planning Application H04-1085-17

Application Number: H04-1085-17

Date Received: 13 November 2017

Application Type: FULL

Description: Single-storey side extension to create wheelchair accessible wetroom

Location: 15 Ash Court Donington Spalding

Applicant: Ms Lewis

Agent: South Holland Building Consultancy

Ward: Donington, Quadring and Gosberton

Ward Councillors: Cllr R Clark
Cllr C N Johnson
Cllr J L King

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H04-1085-17>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The agent is South Holland Building Consultancy.

2.0 PROPOSAL

2.1 The proposal is for a single-storey side extension to a semi-detached property to create a wheelchair accessible wet room to meet the mobility needs of a disabled occupant of the property.

3.0 SITE DESCRIPTION

3.1 The site context is solely characterised by residential development. A mix of types, designs, appearances and ages has been observed along Ash Court. Pairs of semi-detached dwellings with dormer windows are the most common in the vicinity.

3.2 A hard standing surface for car parking is currently next to the northern side elevation where the extension is proposed. This paved area is mirroring that one for the same use in the adjoining property at No. 17. A gravel area with some shrubs and pots is at the front of the dwelling. A fairly wide footpath separates the front boundary line of the curtilage and the road.

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 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
- Residential amenity

7.2 Design and layout of the proposed extension

7.3 The design, scale and layout of the proposal is considered to be appropriate for the site. It is modest in scale being approximately 2.5 metres from the existing side wall and 4.68 metres deep. The overall height would not exceed 2.7 metres.

7.4 The proposed extension would not be considered therefore to adversely alter the appearance of the dwelling, or its visual or architectural relationship with adjoining development or the character of the area. In addition, the benefits of the proposal would outweigh its impact as it will provide a much needed walk in shower and toilet which will serve the needs of the current occupier. 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 Residential amenity

7.6 Due to the location of the proposed extension, there would be minimal impact on surrounding properties. There would be one window in the rear elevation. The proposal would not, therefore, adversely impact residential amenity in terms of overlooking, overbearing or overshadowing. The application would therefore comply with Local Plan Policy SG17 which seeks to protect residential amenity.

7.7 Conclusion

7.8 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 01 (Existing Ground); Drw No 02 (Existing 3D View); Drw No 03 (Existing Photos); Drw No 04 (Proposed Ground); Drw No 06 (Proposed Section 1; Drw No 07 (Proposed Section 2); Drw No 08 (Proposed 3D View); Drw No 09 (Site Block Location); Drw No 10 (Proposed Elevations); Drw No 11 (Existing Elevations); Drw No 12 (Existing Block Plan); Drw No 13 (Proposed Block Plan)

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

3. All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of brick(s), mortar mix and method of bonding.

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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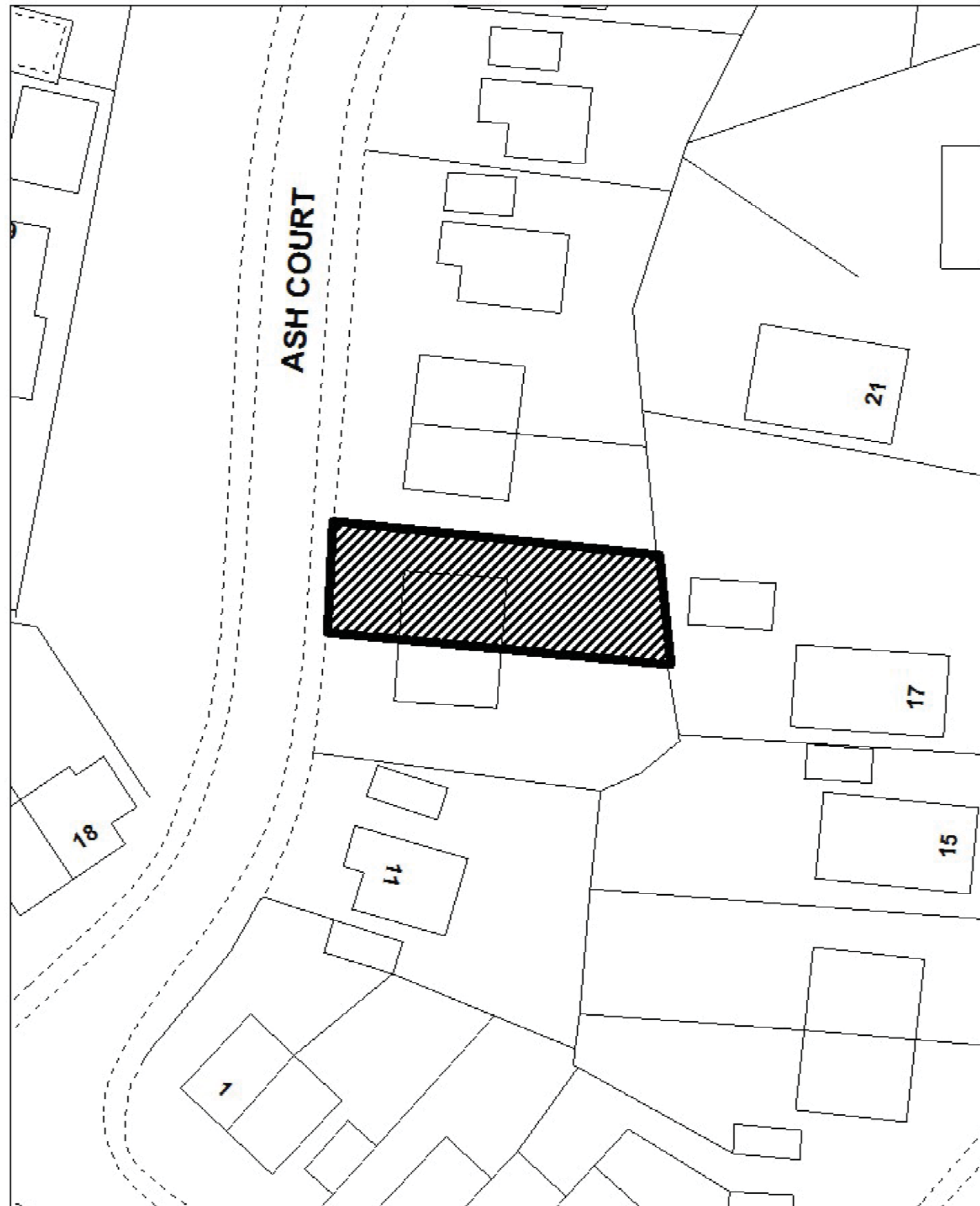
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Appendices attached to this report:

Appendix A

Plan A



Scale: 1:400

December 2017

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