

## SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Joan Isus - Planning Officer)

Purpose: To consider Planning Application H14-1084-17

Application Number: H14-1084-17

Date Received: 13 November 2017

Application Type: FULL

Description: Single-storey rear extension to create wheelchair accessible bedroom and wetroom

Location: 22 Milestone Lane Pinchbeck Spalding

Applicant: South Holland Building  
Consultancy

Agent: South Holland Building  
Consultancy

Ward: Pinchbeck and Surfleet

Ward Councillors: Cllr S A Slade  
Cllr J Avery  
Cllr E J Sneath

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

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-1084-17>

### 1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The agent is South Holland Building Consultancy.

### 2.0 PROPOSAL

2.1 The application seeks planning permission for a single storey extension with a flat roof to the rear of a semi-detached bungalow.

2.2 The aim of the proposed development is to meet the needs of disabled occupants of the property. A larger bedroom than the existing one will be able to accommodate a hospital profile bed; and two single beds as son is having to sleep in same room as the couple at present due to his breathing problems and nocturnal needs that mother has to address promptly.

### 3.0 SITE DESCRIPTION

3.1 The property is a semi-detached bungalow with a long rear garden running diagonally with close boarded boundary fencing.

### 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.

4.2 Planning Practice Guidance (PPG), 2014

## 5.0 RELEVANT PLANNING HISTORY

5.1 None

## 6.0 REPRESENTATIONS

6.1 Pinchbeck Parish Council

Support the application.

## 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 of the proposed extension is considered to be appropriate to its setting. It is modest in its scale and the layout fits well with the linear shape of the site. Its width and depth of the extension keep sufficient separation distances with both side boundary lines.

7.4 The proposed extension would not be in fact completely positioned at the rear of the dwelling. The eastern elevation would be slightly beyond the existing side wall but this is not materially relevant. There should be still sufficient room to go through that side and have convenient access to the rear garden.

7.5 Brickwork would match the existing of the dwelling and would be conditioned as such.

7.6 The 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.

7.7 The proposal therefore would be in accordance with Local Plan Policies SG17 and SG20 which allow 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.

7.8 Residential amenity:

7.9 The site is only well concealed on the sides where the extension would be sited. The existing boundary treatment in these sections mitigates any adverse visual impact upon the amenity. A 2 metre high close board fence blocks any view between the extension and the adjoining properties No. 18 and 20. The proposal drawings show a window on the eastern side elevation but no overlooking effect would occur given the single-storey type of the extension and the fence.

7.10 A lower post and rail fence is erected on the rest of the boundary lines and a window is proposed on the rear elevation of the extension. However, there would not be overlooking issues between such window and rear windows of the property No.30a further to the south. The separation distance is considerable (more than 31 metres) and this would avoid any harm to the amenity.

7.11 The application would therefore comply with Local Plan Policy SG17 and SG20 which seeks to protect residential amenity.

7.12 Conclusion:

7.13 The proposed development is modest in scale, of appropriate design and its purpose is aimed to improve the living conditions of disabled residents.

## 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 05A (Proposed Ground); Drw No 07A (Proposed 3D View); Drw No 08 (Site Block Location); Drw No 09 (Existing Elevations); Drw No 10A (Proposed Elevations); Drw No 11 (Existing Block Plan); Drw No 12 (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>

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Background papers:- Planning Application Working File

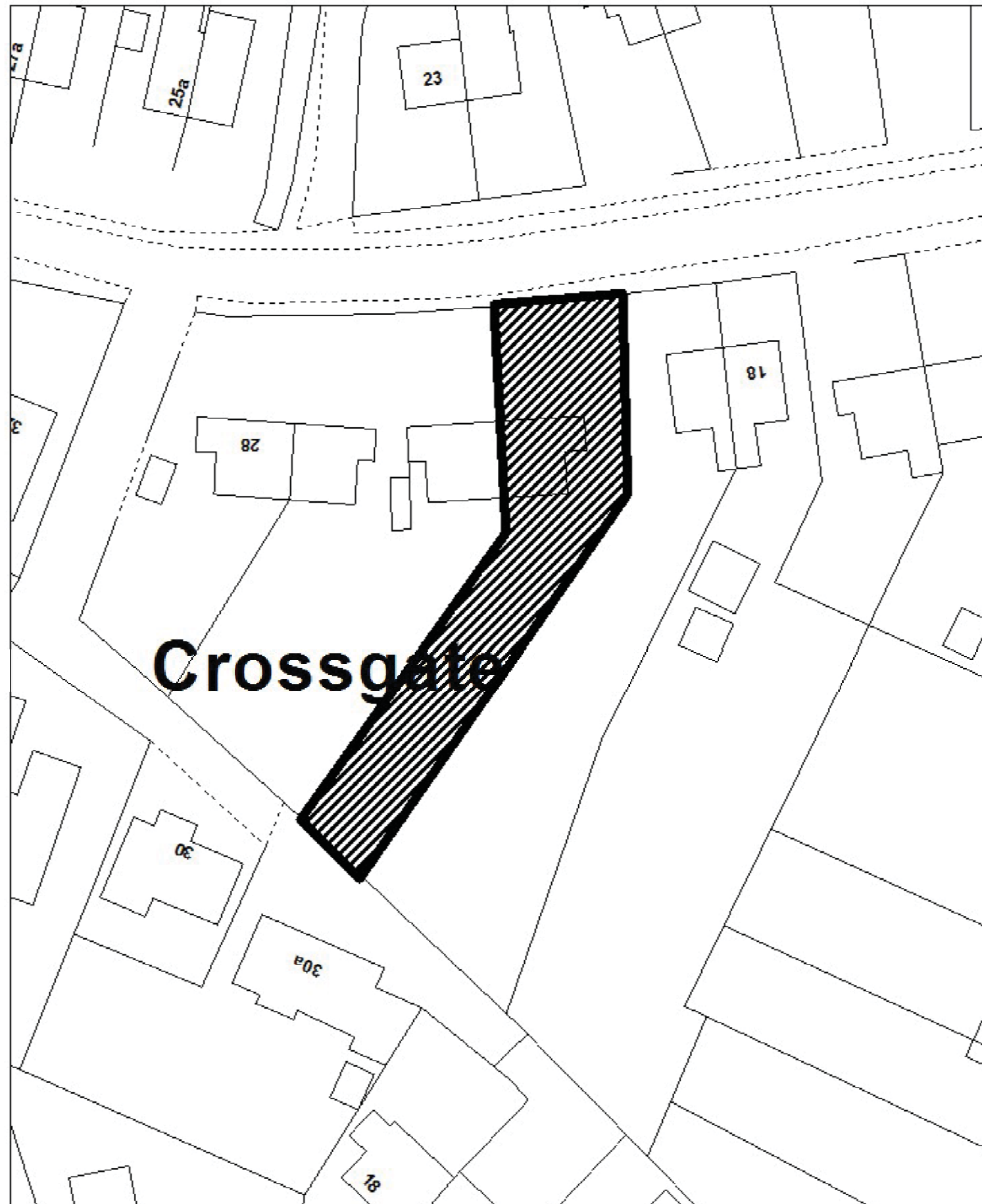
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**Lead Contact Officer**

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**Appendices attached to this report:**

Appendix A Plan A



**Crossgate**

Scale: 1:500

December 2017

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