DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H06-0304-22** | **Applicant:** | **Mr & Mrs A Constantinou** |
| **Proposal:** | Demolition of utility and proposed extension to form dining room & alterations to include new pitched roof, replace tiles to existing dwelling, cedar cladding to parts of house & garage and replacement windows and doors | | |
| **Location:** | Brookfield 88 Gedney Road Long Sutton | | |
| **Terminal Date:** | 17th May 2022 | | |

**Planning Policies**

| **South East Lincolnshire Local Plan - Adopted: March 2019** | |
|---|---|
| 02 | Development Management |
| 03 | Design of New Development |

**National Guidance**

**National Planning Policy Framework 2021**

Section 12- Achieving well-designed places

**Representations:**

| | Object | Support | No Obj. | Comments |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 0 | 0 | 1 |
| WARD MEMBER | 0 | 0 | 0 | 0 |

CASE OFFICER ASSESSMENT

**Proposal**

This is a householder application seeking permission for the demolition of utility and proposed extension to form dining room and alterations to include new pitched roof, replace tiles to existing dwelling, cedar cladding to parts of house and garage and replacement windows and doors. The development is proposed to the property at Brookfield, 88 Gedney Road, Long Sutton.

**Site Description**

The detached property is situated within the defined settlement boundary of Long Sutton. It is located on a spacious plot, with open fields to the rear of the property. The area is characterised by frontage residential development, which is set back from the road, in an otherwise rural area. The surrounding dwellings are of a variety of ages and design.

## History

No relevant planning history.

## Consultation Responses

Gedney Parish Council

No objections.

## Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 development includes the demolition of the existing utility room at the ground floor, to be replaced with a new dining room measuring approx. 3m by 5.5m. This will also include a cantilevered canopy roof projecting out approx. 1.6m to overhang over the proposed bi-fold doors. The replacement extension will also include 3 velux rooflights. This will create an open plan dining room off from the existing kitchen. There will also be a new shower room to the ground floor, the existing w/c will be replaced with a new boiler cupboard.

Proposal also includes replacing the existing flat roof over bedroom 4 with a new hipped roof and the flat roof to the snug with a pitched roof . The existing roof tiles will be replaced with a dark grey/charcoal fibre cement slate roof tiles. To part of the external walls on the western side elevation, front bay window, garage and the entire rear elevation there will be of cedar cladding. All existing windows to be replaced with new Aluminium windows in a Dark Grey or Black colour.

Having regard to the existing dimensions of the house, the proposed development is acceptable in terms of scale, mass and bulk. The external appearance is appropriate in terms of visual amenity given the variety of dwelling designs and materials in the surrounding area already, such as white rendering and facing brickwork.

Taking the above into account, the proposed development is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

It is not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing given that separation distances to neighbouring properties are in excess of 1m.

Taking the above into account, the proposed development is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed development will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

## Conclusion

The recommendation is 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.