DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0015-21**	**Applicant:**	**B Morris & M Smith**
Proposal:	Rear Extension to Dwelling		
Location:	8 Park Road Long Sutton Spalding		
Terminal Date:	4th March 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for a rear extension to the dwelling at 8 Park Road, Long Sutton, Spalding

Site Description

The site is within the built-up area of Long Sutton. It forms part of frontage development on the southern edge of Park Road. The area is predominately residential. There is a wide range of

housing types, designs and appearances since most of the properties were individually designed. However, the semi-detached nature of the dwellinghouses from No. 6 to No. 20. and resemblance among them by architectural features reveals that the application site was part of single scheme.

The property currently benefits from a single-storey flat roofed extension to the rear and in line with the eastern wall. A patio marginally raised above ground level is accessed from a rear door.

A 1.5 metre high timber close board fence is on the eastern boundary with adjacent property No. 10. A few metres from the rear extension, an ancillary outbuilding which is tantamount to one further on the other side of the boundary fence. The remainder of the rear garden is grassed.

History

None.

Consultation Responses

None.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Long Sutton as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is incidental to the enjoyment of the care home is acceptable.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 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. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed development would be of two heights. There would be a single-storey extension protruding no further than the current addition from the original rear wall. It would extend nearly full of the dwelling. Above the single-storey extension, an enlargement which would not exceed the footprint of the existing rear addition. The eaves would be as high as those of the dwellinghouse as it stands. The apex height would fall 1.5 metres below the pitch of the main roof. For these reasons, the development would appear subservient to the host property in terms of scale, mass and bulk.

Internally, a family room would be created on the ground floor level and additional bedroom on first floor level. Internal alterations comprising wall demolition and bricking up would be carried out to ensure access between existing and proposed spaces. The aim of the proposals is to gain further floorspace to meet the increasing living needs of the current householders. The intended use would remain residential.

The top of the development would be in the form of a hip roof which would merge appropriately with the main roof of the building. The single-storey enlargement would be flat roofed.

A roof lantern, bi-fool doors and a standard-sized window would be opened for the sun room. In addition to the fact that the sun room would face southwards, the proposed fenestration would maximise opportunities to the enjoyment of daylight for householders. Likewise, the bedroom window onto the rear garden would allow good levels of daylight.

The material schedule is such that the development would blend with the external fabric of the property as it stands.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) 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.

The two-storey bulk of the development would be approximately separated 7.14 metres and 3.85 metres from No. 10 (east) and No. 8 (west) respectively. Taking also into account the protrusion from the rear wall and maximum height, no overbearing impact would be caused upon the residents of adjacent properties.

It has been roughly calculated the 45 degree rule from the centre of first-floor bedroom windows on the adjacent semi-detached No. 6 towards the footprint of the extension. The sightline is respected and therefore no overshadowing is anticipated towards residents at No. 6 by reason of the proposals.

The opposing side wall on No. 10 has plenty of openings, some of them being primary windows. The proposals do not create any window. In doing so, no overlooking effect would occur.

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class. Two spaces for dwellings up to 3 bedrooms should be provided within the curtilage.

The total number of bedrooms would remain at 3 by virtue of the proposals. The existing boxroom 3rd bedroom would be used as a study. Two cars could be parked in tandem to the driveway. There is a turning point to egress and manoeuvre private vehicles in a safe and convenient manner.

Planning balance

The principle of development is acceptable given the ancillary use of the extension to the dwellinghouse. The form of development is proportionate with the host property. The fenestration would enhance the design standards of the development. The external appearance and architectural features would blend appropriately with the external fabric of the dwellinghouse. The net additional bedroom would not add pressure to the car parking provision within the curtilage.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

Conclusion

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.

Taking into account the above, this application accords with Policies 1, 2, 3, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).

Accordingly, it is recommended to approve this application via delegated powers.

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.