DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0016-21**	**Applicant:**	**Mr & Mrs A Ferguson**
Proposal:	Demolition of conservatory, utility, cloakroom, store and garage and erection of kitchen extension, utility, wet room, study, master bedroom, bathroom extension, wardrobe and en-suite		
Location:	93 Little London Long Sutton Spalding		
Terminal Date:	5th 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

Paragraph 127 (Section 12. Achieving well-designed places)

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 proposed extension to 93 Little London, Long Sutton, Spalding.

Site Description

The site is within the built-up area of Long Sutton. The pattern of development is linear onto Little London. Most of the residential plots host two-storey detached dwellinghouses.

The application property is one of them. To the north, the adjacent property No. 95 is a hip roofed bungalow. To the south, No. 91 is also two-storey. In fact, the southern building mirrors the application dwellinghouse in a handed manner.

To the front, a spacious drive area with gravel on the surface. To the rear, domestic garden laid in lawn. The house benefits from a rear conservatory. A nearly 2 metre high timber close board enclose the rear part of the site from the adjacent plots.

History

None.

Consultation Responses

None.

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 a dwelling 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 proposals are aimed to demolition of existing conservatory, utility, cloakroom, store and garage and erection of kitchen extension, utility, wet room, study, master bedroom, bathroom extension, wardrobe and en-suite.
The form of development would be two-storey extension on the southern side elevation of the house and single-storey extension onto the original rear wall. The resulting footprint would be of an inverted L shape across side and rear walls. Overall, the scale and height of the development would appear proportionate with the host property.

A gable pitched roof would be on top of the two-storey extension with subservient height to the main gable roof. Thus, the highest enlargement of the proposal would merge appropriately with the host property. The single-story element would be flat roofed with a height of 3 metres above ground floor. The non-pitched layout would be acceptable given the height and position of the extension.

The proposed material schedule is such that the extensions would match the existing facing brickwork and roof tiles of the main dwelling. Thus, the external appearance of the development will blend with the current fabric of the dwelling.

Residential amenity

There is currently a bedroom window on the southern side wall of the application property facing No. 91. The opposing elevation has one further. The footprint of the two-storey extension would be such that the southern wall would be 55 centimetres closer to the opposing elevation in No. 91. Overlooking impact might be therefore exacerbated.

Following discussions with the agent, revised plans were submitted showing the first-floor window of the new bedroom repositioned 1.5 metre forward. In doing so, this opening would not directly overlook the opposing window and any effect would be mitigated to an acceptable level.

The 3 metre high single-storey rear extension would be set back approximately 1.80 metres from

the boundary line with No. 95. No unduly harm would occur to the adjoining neighbours.

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. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

The total number of bedrooms would be increased up to 4 by the proposals. The drive area is clearly wide and deep to accommodate such number of cars and manoeuvre safely to enter and egress the site.

Planning Balance

The principle of developing extension that are incidental to the enjoyment of a dwelling is acceptable. The aim of the proposals is to meet the increasing living needs of the householders and would also upgrade the conditions of the property.

The scale and height of the development is subservient to the host property. The external appearance would match the existing in the dwelling. No unduly harm is anticipated upon the amenity of residents nearby by virtue of the proposals following the revision of first-floor opening on the side. There would be minimum car parking provision on the driveway which would prevent on-street parking.

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.