DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0116-21**	**Applicant:**	**Mr & Mrs A Wescombe**
Proposal:	Extend and alter existing bungalow to form a 5 bedroom house and detached garage		
Location:	The Hollies 145 Seagate Road Long Sutton		
Terminal Date:	1st April 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

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 extending and altering the existing bungalow to form a 5 bedroom house and detached garage at The Hollies, 145 Seagate Road, Long Sutton, Spalding.

Site Description

The site is disconnected from the built-up area of Long Sutton which is further north. It is located only 32 metres away from the ribbon development and 168 metres to the north of A17. Seagate Road adjoins the site to the west. The surrounding land is agricultural open field.

The Hollies is a detached bungalow probably built circa 1980s. There is a driveway laid in gravel that runs to the north of the dwelling. The remainder of the front land is laid in grass as well as the rear garden other than the patio area. The site is heavily enclosed by more than 2 metre high mature conifer hedge on the northern and eastern boundaries whereas the hedge is less dense on the southern boundary.

The dwelling benefits from a timber flat roof extension to the rear. There is a detached concrete garage to the northern side and a static caravan on the north-eastern corner of the garden. It appears to be used for storage.

History

None.

Consultation Responses

None.

Planning Considerations

Principle of development

The site is out of the settlement boundaries for Long Sutton as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Therefore, it lies on the countryside policy area. The principle of developing a house extension and detached garage that are 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 proposed house extension would provide an additional storey to the existing bungalow. The eaves would be increased 2.80 metres and the apex height, 2.60 metres. A flat roof clearly subservient to the property would be erected on the southern side wall of the house. A small porch of proportionate dimensions would be also formed on the front elevation.

The existing detached garage, conservatory and sun room would be demolished. The caravan would be removed from the site. The proposed garage would be sited where the caravan currently stands. The outbuilding would be 10 metres deep, 4 metres wide and 6.6 metres high. The massing would be significant, but it would not be detrimental to the extent which a revised layout should be made or permission be refused.

In view of these considerations, it is concluded that the resulting scale and height would be acceptable for a two-storey detached house. The new ground floor additions would be subservient to it.

Internally, alterations would be carried out on the existing ground floor level to enlarge rooms and convert them for providing new uses. Overall, communal spaces would be located on the ground floor levels and bedrooms, on the first-floor level. With regards to the garage, the loft space would be habitable and used for studio. Consequently, the aim of the proposal is to gain further internal floorspace to meet their increasing living needs. The use would remain residential in keeping with the property.

Externally, the material schedule would alter substantially the fabric of the bungalow. Hampton

Rural Blend bricks would be used for facing brickwork which would appear matching closely with the existing.The first-floor walls would be coated with Hardie Plank Monterey Taupe cladding. Windows would be oak UPCV. Likewise, identical materials and position on the external fabric would be replicated for the proposed garage. In particular, the colour contrast between the 'multi-brick' pattern of the brickwork and the pale grey of the cladding would be appropriate and enhance the design standards of the bungalow.

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.

There is no neighbouring property immediately adjacent to the site. Therefore, residential amenity carries little weight when assessing the proposals.

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.

The number of bedrooms would be up to 5 after carrying out the proposals. 3 spaces should be provided within the curtilage of dwellings with 4 or more bedrooms. The drive area is clearly spacious to accommodate such number of cars for parking. Moreover, a turning point is to the front of the property to enter, egress and manoeuvre within the plot in a safe and convenient manner.

Planning Balance

The principle of developing an house extension and detached garage 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.

The scale and height of the development is adequate to form a two-storey detached house. All ground-floor elements appear subservient with the main massing of the development.

The proposed material schedule would significantly upgrade the fabric of the building in a handsome manner. In view of the lack of other neighbouring properties, the issue of residential amenity carries little weight in this case. The drive is spacious to accommodate three car parking spaces which are anticipated given the total number of bedrooms.

On balance, any 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.