DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0292-23**	**Applicant:**	**Mr D Agger & Mrs L Alexander**
Proposal:	Proposed rear extension		
Location:	20 Roman Bank Long Sutton Spalding		
Terminal Date:	31st May 2023		

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 2021

Section 12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for a single storey rear extension to create a kitchen/family room and 2no bedrooms. The extension would measure 12.1 metres (width) x 4.3 metres (depth) and stand at 2.8 metres in height. It would have a light grey render finish with white upvc doors/windows.

SITE DESCRIPTION

The application site is located on Roman Bank in Long Sutton. It comprises a detached bungalow of buff brick construction. There is a single flat roof garage element to the side and a large gravelled driveway to the front providing off-street parking provision for several vehicles. The immediate street is residential and the site backs onto open countryside.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Long Sutton Parish Council

No objections but request neighbours are consulted.

Cllr J Tyrrell

Supports the scheme.

PLANNING CONSIDERATIONS

Principle of development

The site is within the Long Sutton settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The extension would be sited within the existing residential curtilage therefore the principle of a development associated with an existing dwelling is considered acceptable.

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 key material considerations are addressed below.

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 rear extension would not be visible from the front of the site as it would be blocked by the existing bungalow therefore it would not result in any unacceptable impact on the street scene. The extension is considered modest and proportionate to the size of the existing bungalow and the overall site. Sufficient amenity space would be retained therefore the extension is not considered to result in overdevelopment of the site. The proposed use of render is acceptable as it would be a nice contrast to the existing buff bricks and also avoid a mismatch of old and new bricks.

As such the extension would on balance comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon 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.

The proposed extension would project 4.3 metres from the existing rear elevation and approximately 2.3 metres beyond the rear elevation of the neighbour to the north at no.22 Roman Bank. Given the minor rear projection and modest height it is not considered that the proposed

development would result in any overbearing impact or unacceptable overshadowing.

With regards to the neighbour to the south at no.18 Roman Bank the proposed extension would be sited close to the shared boundary and project 1.3 metres from this neighbours rear elevation. Given the minor rear projection no unacceptable impact would result on the amenity of this neighbour.

Given the above the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

The proposal would create 2 new bedrooms and it is not clear how many bedrooms the existing bungalow has. However, a maximum of 2no off-street parking spaces are required for the site. The bungalow benefits from a large driveway to the front which can accommodate at least 2no vehicles therefore the proposal is considered to comply with Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019).

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking issues. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

The application can be approved under delegated powers.