

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H11-0303-23	Applicant:	Mr Royall
Proposal:	Proposed single storey rear extension to form accessible bedroom and bathroom		
Location:	70 London Road Long Sutton Spalding		
Terminal Date:	14th June 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
29	The Historic Environment
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12- Achieving well-designed places.
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

Route for determination of application	Delegated	X	Committee	
--	-----------	---	-----------	--

CASE OFFICER ASSESSMENT

REASON FOR PANEL CONSIDERATION

This is a South Holland District Council Submission.

Proposal

This is a householder application, seeking permission for the erection of a single storey flat roofed extension to the rear of 70 London Road, Long Sutton. The extension would project from the main dwelling by approx. 5m with a width of 4m and a maximum height of 3m. The extension would have a render finish to match the existing dwelling.

Site Description

The site is situated within the settlement boundary of Long Sutton, according to Policy 1 of the South East Lincolnshire Local Plan, 2019. The property is also situated adjacent the Long Sutton Conservation Area. The dwelling is a detached two storey dwelling, fronting London Road. To the south east of the dwelling there are commercial units, with the dwelling to the north, east, south and west.

History

No planning history.

Consultation Responses

LCC Highways/SUDS

No objection.

The proposed development is a modest, single-storey extension at the rear of this existing residential property. No alterations are proposed to be made to the existing access arrangements for the property. Therefore, having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety and so does not wish to object to this planning application.

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 extension comprises a single storey scale and would be located to the rear of the host dwelling. The extension has been designed as to consist of a flat roof and would project from the existing rear elevation by approximately 5m, with a maximum height of 3m. The siting of the extension, when considered alongside the siting of the host dwelling, would ensure that the proposed extension would be largely screened by the host dwelling, with only a minor extent of the addition being visible from the highway, or public vantage points along London Road. Therefore, the proposed extension, given its scale and siting, would not be a prominent or visually intrusive addition, and would not cause an adverse impact to the character or appearance of the area.

The proposed extension is considered to be proportionate to the size of the existing dwelling and the plot. The site is of suitable size to comfortably accommodate the proposed extension without resulting in overdevelopment of the site and would also retain an adequate amount of outdoor

amenity space.

Overall, the proposals would ensure good living conditions of the house occupiers and would be in keeping with the residential use of the property.

Taking the above into account, the proposed single storey rear extension 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.

Conservation

The application site is adjacent to the Long Sutton Conservation Area which is located to the front of the dwelling and adjacent the site to the north, albeit with an ample separation distance, lies a grade II listed building.

In assessing proposals, the Local Planning Authority must ensure special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

In respect of any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area, through Section 72 the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (NPPF) also expresses the importance of considering the impact of development on the significance of designated heritage assets; advising that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

The proposal in this instance lies to the rear of the dwelling and it is not visible from within the Conservation Area. Assessing the proposal against the relevant section of Policy 29 of the SELLP, it can be said that the site does not risk harm to any of the following within the adjacent Long Sutton Conservation Area; historic street patterns, architectural features, protected trees or distinctiveness with regards to materials, height, massing, form, scale, townscape, roofscape, skyline, landscape or plot widths. Neither does the site feature in any prominent or important views into or out of the conservation area.

Taking the above into account, the proposed single storey rear extension is deemed to comply with Policies 29 in the SELLP, 2019 and Section 16 in the NPPF, 2021 in terms of Heritage Impact.

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 development has been assessed with regard to any potential impact upon the residential amenities of neighbouring occupiers. The scale of the proposed extension in terms of rear projection and height, coupled with the design and materials to be used, ensures that no unacceptable adverse impact would be caused to the neighbouring residential amenities.

Whilst it is noted the extension is located within 0.6m of the north west boundary, this is adjacent the neighbouring garages, with increased separation to the dwelling itself, therefore it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties.

Taking the above into account, the proposed single storey rear extension 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.

Parking Provision and Highways

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision.

3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. However, for this proposal the access and parking arrangements remain unchanged, therefore, it is considered that the proposal would not result in an unacceptable impact on highway safety.

Therefore, the proposed parking provision complies with Policy 36 and Appendix 6 in the SELLP, 2019.

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 extension 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 application is considered to be in accordance with Policies 1, 2, 3, 29 and 36 of the South East Lincolnshire Local Plan, 2019, along with the relevant provisions of the National Planning Policy Framework.

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

Based on the reasons outlined above, the recommendation is for a delegated approval.