

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0342-20 **Applicant:** Mr & Mrs T Newman-Smith

Proposal: Proposed extension and alterations

Location: 3 Winfrey Close Long Sutton Spalding

Terminal Date: 8th July 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This planning application is for full planning permission for a side elevation extension to form a Study, Utility Room, W/C and Sun Room on the Eastern elevation of 3 Winfrey Close, Long Sutton. Additionally, it is proposed to replace all of the windows and doors with UPVC units.

The proposed extension will feature a roofline which identically matches the existing pitch of the main property in terms of height, design and materials. The extension is proposed to be of dimensions 2.035m x 9.46m.

Site Description

The host property is a modern residential bungalow in a gated community, along a private road (Winfrey Close). Whilst the property is within the Long Sutton Conservation Area, it is surrounded by modern development. However, the Grade II listed Free School, Market Street as well as the similarly Grade II listed No. 21 and Nos. 23, 25 & 27 are situated in close proximity, to the East of the site.

History

H11-0112-97

Convert former Primary/Infant School to 6 residential units & erect four dwellings incl. access, parking & carriageway. APPROVED on 16/05/1997

H11-0588-97

Details of noise attenuation measures, tree fencing and facing bricks. Conditions 5, 7 & 16 of H11/0112/97. APPROVED on 30/09/1997

H11-0719-97

Scheme of lighting in respect of the accesses (Condition 13 of application H11/0112/97). APPROVED on 30/09/97

H11-0971-97

Details of materials for external walls of residential development (Condition 16 of application H11/0112/97). APPROVED on 10/10/97

Consultation Responses

None received.

Planning Considerations

Heritage Impact

Whilst this application does include proposals to install uPVC fittings into a structure within the Long Sutton Conservation Area (LSCA), the overall design of the proposal is one that will not impact upon the character or value of the area. The proposed extension has been designed in such a way that it will achieve a high level of sympathy with the host building and therefore, the surrounding area. uPVC installation would normally be considered to be inappropriate in a conservation area setting, however, as this property is set back from the public realm, within a private development, where views of the property are obscured from the public realm, in this instance, it is felt that the installation of uPVC would not have an impact upon the integrity of the Conservation Area, as appreciated from the public realm. For the above reasons, it is determined that, due to the lack of impact that this proposal will have upon any designated heritage assets,

Design and Layout

The Local Planning Authority seeks no amendment to the design or impact of the proposal. As stated above, it is felt that the design is appropriate to the property and its immediate setting. In addition, the layout is deemed to be suitable for the proposed use as a Study, Utility Room, W/C and Sun Room

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

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.