DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0396-22**	**Applicant:**	**Mr & Mrs C Matthews**
Proposal:	Extension, alterations and siting of a storage container		
Location:	Bank Lodge Station Road Long Sutton		
Terminal Date:	6th June 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for single and two storey side extensions to create a garage, utility and w/c on the ground floor and a hobby room and shower room on the first floor. The extension would measure 6 metres (width) at ground floor level and 4.3 metres at first floor level x 8.8 metres (depth). The external materials would match the existing dwelling.

The proposal also includes the siting of a temporary storage container to the rear of the site to be used for storage during the construction period.

It should be noted that the scheme was amended and the extension moved forward by 5.5 metres to comply with the drainage boards bylaws.

SITE DESCRIPTION

The application site is located on Station Road in Long Sutton. It comprises a two storey detached dwelling of red brick construction. There is a single garage with a w/c, store and lean-to to the side. The site backs onto open countryside. There is a watercourse to the rear of the site. The front of the site is part paved/gravelled providing off-street parking provision for several vehicles. The immediate area is primarily residential comprising a mixture of bungalows and two storey dwellings of varying designs and sizes.

RELEVANT PLANNING HISTORY

H11-0701-06 - Proposed double garage extension, rear extension and internal alterations - Approved

REPRESENTATIONS

South Holland Internal Drainage Board

Should the applicant's proposals change to include works to alter the Board Maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4). If there are any riparian owned/maintained watercourses within or adjacent to the site boundary and the proposals involve the alteration of a watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

PLANNING CONSIDERATIONS

Principle of development

The site is within the Long Sutton settlement boundary and the proposed extensions would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse is 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 extensions are on balance considered acceptable. Whilst the design of the extension is not necessarily in keeping with the design of the existing dwelling, it would appear subservient given its lowered ridge height and relatively modest side projection. In addition, the use of matching external materials would ensure the extension is somewhat in keeping with the existing dwelling.

As such it can on balance be accepted.

With regards to the storage container, this would not be visible from the main public realm as it would be sited in the rear garden and given it would only be sited on the premises temporarily during the construction period its impact can on balance be accepted.

As such the extensions would 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 closest neighbour to the proposed development is Drummond House located to the north-west of the application site. The proposal would bring the application dwelling 6 metres closer to this neighbour. The extension would be sited close to the shared boundary with this neighbour. However, given the siting of the extension and the relationship with this neighbour it is not considered that any unacceptable impact would result on the amenity of this neighbour. The majority of the extension would be blocked by the high level trees along the shared boundary with this neighbour.

With regards to the neighbour to the south at Songbirds the majority of the proposed extensions would not be visible to this neighbour as they would be blocked by the applicants existing two storey house. Only the small rear projecting first floor element would be visible to this neighbour. However, this would be sited some 12 metres from this neighbours boundary. This separation distance is considered sufficient as to not result in any overbearing impact or unacceptable overshadowing.

With regards to the storage container, this would only be sited on the premises temporarily during the construction period therefore its impact can on balance be accepted.

As such 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

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would retain sufficient off-street parking therefore the scheme is considered to comply with the current parking standards.

Drainage

South Holland Internal Drainage Board (SHIDB) advised that the initial proposal did not comply with the WMA Planning and Byelaw Strategy as the extension would be within 9 metres of the Board Maintained watercourse adjacent to the rear boundary of the site. It was also advised that should the applicant's proposals change to include works to alter the Board Maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4). In addition, if there are any riparian owned/maintained watercourses within or adjacent to the site boundary and the proposals involve the alteration of a watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

The concerns raised by SHIDB are noted and the scheme was subsequently amended and the proposed extension relocated so that it is at least 9 metres from the watercourse. Given this there are no further concerns.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking, drainage or biodiversity 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, 4, 28 and 36 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 15 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.