

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0419-19 **Applicant:** Ms L Foster - c/o Swann Edwards Architecture Ltd

Proposal: Extension to rear of bungalow

Location: La Cosecha Daniels Gate Long Sutton

Terminal Date: 21st June 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a household planning application for extension to rear of bungalow La Cosecha, Daniel's Gate, Long Sutton.

Site Description

The site is part of old ribbon development to north between Daniel's Gate and Little London which runs in parallel to east. Nowadays the area is part of the defined built-up area of the town. The development in the area is solely residential. Arable land with open views is to the west opposite the

road and the town centre is to south-west.

The applicant's property is within a frontage of bungalows which were built as a residential scheme circa 1980s. The sites are long linear with fairly spacious rear gardens in grass. The dwellings are equally set back from the road and spaced out each other approximately in the same distance. The design and appearance characterised by gable pitches and brownish facing brickwork is shared in all bungalows. There is a defined pattern of development along the frontage although subsequent householder extensions provide at certain extent some variety.

A gravelled driveway runs along the southern boundary and side elevation of the property. A turning point is to the front of the house. A long brick wall outbuilding used as garage and workshop is at the end of the driveway, adjacent to the southern boundary and existing rear conservatory.

History

None

Consultation Responses

Long Sutton Parish Council

No objection

Planning Considerations

Principle of development

The site location is within the settlement boundaries of Long Sutton as set out in the Inset Map 7 of South East Lincolnshire Local Plan, 2019. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Size and layout

The proposed extension would protrude just above 6 metres from the original rear wall of the dwelling. It would measure approximately 4.50 metres in width and 3.80 metres in height. The eaves would be around 2.40 metres high.

Having taken into account the existing dimensions of the bungalow, it is concluded that the development would be subservient to the host property in terms of scale, massing and bulk.

Design and layout

The existing rear conservatory would be demolished to release floorspace for the intended extension. The floor layout plan show that the purpose of the extension is to relocate the dining room in connection with new kitchen, lobby and utility room. This is considered acceptable given the use of the property.

The rear extension would have a gable roof replicating the roof style in the building. The pitch would be centred at half of the southern slope of the main roof. In doing so, the extension ridgeline would be visibly stepped down from the main ridge creating a subservient form which is the most appropriate given the type of development.

A carport would be positioned between the extension and the southern boundary to the front of the outbuilding. The sheltered structure would be as long as the extension and separated 0.65 metres from the garage in order to erect two gates that would provide access to both the outbuilding and an oil tank to the side. The relationship between the extension and the adjoining buildings within the curtilage is satisfactory given the appropriate layout and design of the development.

The external materials comprising facing brickwork, roof tiles and fenestration would match those existing in the bungalow. Hence, the visual amenity of the property and surroundings would not result significantly altered.

Impact upon the residential amenity

The southern boundary is treated by approximately 1.5 metre high mature hedgerow to the front and a 2 metre high timber close board fence along the remainder of the boundary towards the rear of the site. A wider gravelled driveway is immediately beyond the boundary. The adjacent two-storey property No. 58 is roughly 15 metres away from the bungalow.

Having considered the obscuring effect of the boundary treatment and separation distances with the nearest residential buildings, it is confirmed that the rear extension and carport would not be overbearing to the neighbours. Other potential threads such as overlooking through windows and overshadowing are inexistent.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore 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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.