DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0421-19**	**Applicant:**	**Mr D Brown**
Proposal:	Proposed games room		
Location:	42 Station Road Long Sutton Spalding		
Terminal Date:	26th July 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 householder planning application for proposed games room at 42 Station Road, Long Sutton, Spalding.

Site Description

The area is purely characterised by residential development. A wide range of types, designs and appearances has been observed in the locality by virtue of individually designed houses.

The site is one of the dwellings facing a short cul-de-sac street forming a court. The property is a detached traditional two-storey house that sit in a fairly spacious plot. A lane runs behind the rear

boundary. The garden is mostly grassed with concrete pavement at the rear part. A long timber shed with white corrugated cladding is along the northern-west boundary. There is mixed treatment on the site boundaries.

History

None

Consultation Responses

Long Sutton Parish Council

No observation

Planning Considerations

Principle of development

The site location is within the settlement boundaries of Long Sutton according to 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 scale

The games room would be an outbuilding which would measure approximately 7.30 metres in width, 5.50 metres in depth and 5.30 metres in apex height. The eaves would be 2.45 metre high. Having regard to the dimensions of the dwelling and other building nearby, it is concluded that the development would be commensurate in terms of scale, massing and bulk.

Design and layout

The proposals include the removal of the existing shed to free floor space for the erection of the intended games room. The outbuilding would be located in close proximity to both the rear boundary and southern-west boundary. It would be positioned facing to the rear elevation of the dwelling. The site layout would remain acceptable after carrying out the proposal works.

A gable roof with a 45 degree pitch would be placed on top of the structure. Facing brickwork and roof tiles are the external materials proposed for the games room matching with those existing in the house. The overall appearance would be traditional and characteristic for such type of domestic development.

Impact upon residential amenity

The southern-east boundary is bounded by a 2 metre high mature laurel hedge. A timber close board fence of similar height is along the opposite boundary and partially on the rear boundary. 2 no. portable wire fencing panels are placed on the remainder of the rear boundary. It worth mentioning that the portable panels are temporary and timber fencing would be extended as confirmed by the applicant during the site visit.

No. 48 is an old two-storey house opposite to the rear lane towards south-east. This adjacent property is set an angle with the front elevation facing straight the rear gardens of No. 42 and 40a. Given the separation distance of No. 48 with the games room and its orientation, the proposed development would not significantly represent an overbearing impact for the residents of this adjacent property.

With regards to the other nearest property to the outbuilding, the separation distance with No. 46 would be around 20 metres and the mature hedgerow on the boundary would obscure views of most of the bulk of the games room. The roof slope would be visible from the upper rear windows of No.46 but this would not be overbearing for its occupiers in view of the separation distance.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 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.