DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0445-22**	**Applicant:**	**Mr A John**
Proposal:	Extension & Alterations		
Location:	30 Roman Bank Long Sutton Spalding		
Terminal Date:	23rd June 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
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
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission to raise the roof height, 2no dormers on the front elevation, extensions to the rear, change flat roof on garage to pitched and internal alterations. The roof would be raised in height from 4.4 metres to 6.3 metres. 3no bedrooms and a bathroom would be created in the loft space. And on the ground floor an open plan kitchen, dining and family area would be created.

The bungalow would be rendered in K-Rend with ash white brickwork detailing, sitting under a sandtoft calderdale edge light grey tiled roof with anthracite upvc windows and composite and steel doors in chartwell green.

Site Description

The site is located on Roman Bank, in Long Sutton. The site is within the Long Sutton settlement boundary. It comprises a buff brick built detached bungalow. There is a single flat roofed garage to the side and a gravelled driveway to the front. A new two storey dwelling is under construction to the north and there are bungalows to the south. A grade II listed building is located opposite the site. The site backs onto open countryside.

History

No relevant planning history.

Consultation Responses

Conservation Officer

The alterations proposed to turn this bungalow into a 2 storey chalet style property would result in a property which is well within the bounds of the local vernacular, with several later C20th chalet properties of a similar design within close visual range of the site. As such the proposed changes are not considered significant enough to the setting of the listed building to constitute a reason for refusal.

Resident

One local resident at Bank House, 23 Roman Bank has objected to the proposal on grounds that the scheme would result in adverse effect on the setting of Bank House as well as the character of the area. The extra height of the chalet bungalow would accentuate the nearness of the properties and this would be out of character with the houses along Roman Bank as original houses/ bungalows have a bigger distance between them.

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.

Design and layout

Paragraph 130 of 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. Paragraph 197 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses. Policy 29 of the SELLP states that development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets including conservation areas.

One local resident at Bank House, 23 Roman Bank has objected to the proposal on grounds that the scheme would result in adverse effect on the setting of Bank House as well as the character of the area. The extra height of the chalet bungalow would accentuate the nearness of the properties and this would be out of character with the houses along Roman Bank as original houses/ bungalows have a bigger distance between them. The concerns are noted, however, the Councils Conservation Officer has not raised any objections to the proposed scheme as discussed further below.

The Council's Conservation Officer has advised that the alterations proposed to turn the bungalow into a 2 storey chalet style property would result in a property which is well within the bounds of the local vernacular, with several later C20th chalet properties of a similar design within close visual range of the site. As such the proposed changes are not considered significant enough to the setting of the listed building to constitute a reason for refusal.

The proposed alterations would not result in any significant changes to the overall appearance of the site from the front elevation with the exception of the height increase and 2no dormers which are not considered to result in any unacceptable impact. The proposed dormers, given their size are not considered to dominate the roofscape or result in any unacceptable impact.

The proposed extensions can comfortably be accommodated on the site and would not result in overdevelopment of the site. The extensions are considered well designed and the size and external appearance of the proposal would not be at odds with the existing dwelling on the site or the immediate area. The proposal to render the dwelling is also considered acceptable given there are examples of various materials in the area.

The proposal to change the flat roof of the existing garage to a pitched roof is considered to visually improve the overall appearance of the site.

As such the development is considered acceptable in terms of its impact on the setting of the adjacent listed building, the character of the area or the character of the existing site and therefore accords with Policies 2, 3 and 29 of the SELLP and the Sections 12 and 16 of the NPPF.

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 proposal is not considered to result in any unacceptable impact on neighbouring amenity given the relationship with neighbouring properties. The new dwelling to the north would be two storey and the extensions would not extend beyond the front/rear elevations of this neighbour therefore no overbearing impact would result. In addition, no first floor windows are proposed in the side elevation facing this neighbour therefore there are no overlooking or loss of privacy concerns.

With regards to the neighbour the proposal to change the flat roof of the garage to a pitched roof is the closest element. This is not considered to result in any unacceptable impact on this neighbour given the minor increase in height and the single storey nature of the proposal. The other elements of the proposal would be sited approximately 3.6 metres from the shared boundary from this neighbour and some 7 metres from this neighbour side elevation given the presence of garages along the boundaries. Furthermore this neighbour does not have any windows in its side elevation facing the application site therefore no overbearing impact or unacceptable overshadowing would result. In addition, no new windows openings are proposed in the side elevations directly overlooking this neighbour therefore there are no overlooking or loss of privacy concerns.

As such, the proposals are not considered to unacceptably harm the residential amenity of adjacent neighbours by reason of unacceptable overshadowing or overlooking.

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would increase the number of bedrooms within the property from 2 to 4 therefore the parking required would also increase from 2no spaces to 3no spaces. A maximum of 3no off-street parking spaces would be required for the site. There is a large driveway to the front which can accommodate at least 3no vehicles. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking or biodiversity issues. The planning balance is therefore considered to be in favour of the proposal.

Conclusion

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.

Taking into account the above, this application accords with Policies 1, 2, 3, 28, 29, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019) as well as Sections 12, 15 and 16 of National Planning Policy Framework (2021).

Accordingly, it is recommended to approve this application via delegated powers.

Additional Considerations

None.

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.