DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0510-20**	**Applicant:**	**Mr & Mrs Wood**
Proposal:	Proposed two storey side extension, single storey rear extension and front porch including internal alterations		
Location:	81 West Street Long Sutton Spalding		
Terminal Date:	26th August 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed two storey side extension, single storey rear extension and front porch including internal alterations to the property at 81 West Street, Long Sutton, Spalding.

Site Description

The site is in close proximity to the town centre and historic core of the settlement (Conservation Area). The area is predominantly residential with shops and services down the road. There is a rich variety of housing types, design, ages and appearances in the area, from two-storey detached houses to terraced houses and one high pitched bungalow.

The application property is 9.45 metres set back from the highway whereas the adjacent properties are positioned differently. No. 83 to the north-east adjoins the footpath and the semi-detached dwellinghouses No. 79 and 77 are yet further back from the road.

The drive surface is gravelled and extends to the front and to the northern side. A detached garage adjoins the site boundary on this side and stands to the rear of the dwellinghouse. At least 1.5 metre high mature hedgerow is on the front and southern boundaries of the site.

History

H11-0677-81 - Use of building for storage and sale of fruit and vegetables - Approved
H11-0481-82 - Demolition of outbuildings and erection of dwelling and garage with alterations to access - Approved

Consultation Responses

None.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Long Sutton as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of developing house extensions and a front porch that are incidental to the enjoyment of a dwelling house 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 127 of National Planning Policy Framework (NPPF), 2019 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 two-storey side extension will protrude from the northern side elevation of the property. It will extend 4 metres towards the northern boundary of the site adjoining the plot of No. 86. The depth of this extension will be nearly as much as the existing side wall. The proposed height will raise from ground level to join the existing ridgeline. The proposed single-storey extension will fill nearly the full width of the existing rear wall. The apex height of the lean to style roof will be 3.70 metres and the eaves 2.40 metres high. The covered area of the front porch will amount approximately 2.50 square metres. It will shelter the access to the main door. The apex height will be 3.40 metres and the brick columns will be 2.40 metres high.

Having regard to the existing dimensions of the house, the three proposed additions are acceptable in terms of scale, mass and bulk.

A gable pitch will be formed on top of the two-storey element and the ridgeline accordingly extended as an enlargement of the existing roof structure on the property. A shed roof will cover the rear extension which is acceptable given the scale and footprint of this element. An oak timber frame will be visible in the porch roof structure which is considered to somewhat enhance the design quality of the building as it currently stands.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not result undermined.

Internally, the purpose of the development is to gain further internal floorspace for enlarging and creating new rooms inside the house. Wall removal, erection of new walls and additional internal openings are the main proposed works. The intended layout will enable large communal spaces on the ground floor level. One of the current 3 no. bedroom will be converted into an ensuite master bedroom. A study room will be also created. Overall, the proposals will ensure good living conditions of the house occupiers and in keeping with the residential use of the property.

The footprint of the development will sit well within the site as proposed. A patio area will be created on the edge of the rear extension. The rear garden will amount approximately to 102 square metres. This is deemed fairly spacious for outdoor enjoyment of the house occupiers.

In summary, the form of development has a sufficient sense of scale and hierarchy with the main property. The external appearance is appropriate in terms of visual amenity and somewhat of high quality design in view of the proposed detailing. The development will meet the functional needs of the householders. For these reasons, the design and layout of the proposals are acceptable and accord with the aforementioned policies at the top of this section.

Residential amenity

New windows on both the front and rear walls of the two-storey extension will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses. No openings will be created on the side elevation which might have caused potentially overlooking to the plot No. 86 should the windows be for a habitable space.

The separation distances of this extension with the adjacent site boundary will range between 94.3 centimetres to 1.03 metre, from front to rear. The existing boundary treatment comprising at least 1.5 metre high mature hedgerow will be sufficient to mitigate the visual impact of the element from the ground level. The maximum height of 7.20 metre does not appear overbearing to the resident of the adjacent house No. 83. The views from the centre of first-floor rear windows are at such angle towards the development that no detrimental impact will occur. Moreover, taking into account the position of the proposed extensions and houses within the sun path, no unacceptable overshadowing will be casted to habitable spaces of No. 83. Furthermore, it would be similar to the relationship between No's. 79 and 81 West Street in terms of angles.

Therefore, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Highway safety and parking provision

The proposals will not entail the increase of bedrooms, thereby no impact will occur on the car parking provision. A total number of 3 no. bedrooms will remain.

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 2 no. car spaces must be provided within the curtilage for dwellings up to 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner.
Therefore, the proposals will ensure appropriate car parking provision and comply with Appendix 6 of SELLP 2019.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019 as well as Section 12 of the National Planning Policy Framework (NPFF), 2019.

It is accordingly recommended to approve this planning 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 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.