DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0517-19**	**Applicant:**	**Mr & Mrs B Skinner**
Proposal:	Single-storey front extension and garage conversion		
Location:	10 John Swains Way Long Sutton Spalding		
Terminal Date:	16th August 2019		

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
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for single-storey front extension and garage conversion to the property at 10 St. John Swains Way, Long Sutton, Spalding.

Site Description

The site location is within the settlement boundaries of Long Sutton as per Inset Map 5 of South East Lincolnshire Plan, 2019. The area is suburban characterised by cul-de-sac street layout and detached houses with front and rear gardens. The site is part of a major residential scheme that received full planning permission under H11-1414-00.

The property is a two-storey gable front semi-detached property. There is a garage on the eastern side elevation which is roughly 6 metres set back from the principal elevation of the house. A driveway is located to the front of the garage.

History

None.

Consultation Responses

LCC Highways Authority

It was required to demonstrate on the drawings a minimum of 2 no. car parking spaces to serve the property. The plans were accordingly amended and no objection was raised in view of these alterations.

Planning Considerations

Layout and design

The purpose of the development is to increase the internal floor space of the dwelling to accommodate one additional bedroom and convert the existing garage space into one storage room and en-suite bathroom for the bedroom. Internal alterations such as wall erection and new opening to ensure access between the intended rooms and the remainder of the house are also included in the development. Given the use of the building, the proposal is deemed to be acceptable.

The proposed extension would project 3.71 metres forward from the existing single-storey side element that accommodates the garage. The enlargement would be as wide as the garage. The proposal would not represent any increase of the height. Having regard to the existing dimensions of the house, it is concluded that the proposed extension would be clearly subservient in terms of scale, mass and bulk.

The existing front roof slope would be enlarged to cover the extension. In doing so, the existing gable roof would become transformed into a cat slide roof. This alteration would enhance the design standards of the building conferring further character to the development and its host property. No detrimental impact upon the street scene is anticipated since the extension would remain set back from the road and its design and scale would be in keeping with the variety of designs and appearances in the locality.

The external materials comprising facing brickwork, roof tiles and windows would match those existing in the house. The resulting appearance of the development would be sympathetic with the house.

Impact upon residential amenity

The property house No. 6 is the adjacent building to the east of the proposed extension. It has been said above that the scale of the development is commensurate to the host property. The separation distance between the extension and No. 6 would remain in the absence of any increase of the width of the existing garage. The opposing elevation is blank so that no overlooking effect would occur.

Overall, the amenity standards of residents would not result undermined should the proposed development be carried out.

Parking provision

In light of the Appendix 6: Parking Standards of South East Lincolnshire Plan and the consultation response of Highways Authority, an amended block plan has been submitted showing two car

parking spaces within the curtilage. The garage conversion represented a net loss of 1 falling under the minimum of 2 car parking spaces for up to 3 bedroom houses. No further comment has been made with regards to the proposed car provision.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and Appendix 6 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore 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.