DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0739-20**	**Applicant:**	**Mr & Mrs T Treacher**
Proposal:	First floor extension to rear		
Location:	10 Little London Long Sutton Spalding		
Terminal Date:	2nd November 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

Paragraph 127 of 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 first floor extension to rear of the property at 10 Little London, Long Sutton, Spalding.

Site Description

The area is the suburbs extending to the north-east of the historical core of Long Sutton. A wide range of house types, ages and appearance has been observed on the street scene. The site is

within the frontage development on the eastern side of Little London. The frontage is physically restricted by a drain to the rear.

The application property is a two-storey detached dwellinghouse. A single-storey rear extension and one further on the northern side wall were subsequently built to the original fabric of the building. Facing brickwork, Sandtoft concrete tiles and white UPVC on the openings define the external appearance of the dwellinghouse.

The rear garden is fairly spacious and laid in lawn. A slab patio ribbon the rear elevation of the house and partially both sides.

History

None.

Consultation Responses

None.

Planning Considerations

Principle of development

The site lies on land designated countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension that is 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 development will represent a material increase upwards from the top of the existing rear extension. The apex height will raise up to the ridgeline of the house and the eaves will measure as much as those in the house. Having regard to the dimensions of the dwellinghouse, the intended extension will appear subservient to the host property in terms of scale, mass and bulk.

The roof of the extension will be the enlargement of the current house roof eastwards. One further gable pitch will be formed as an auxiliary element on the southern side elevation of the property. This two-storey gable pitched element will be marginally 10 centimetres shorter in height and 64 centimetres shorter in depth than the current gable pitched element on the same elevation. Therefore, there will be a sense of scale and hierarchy among all the pitched elements of the house.

Internally, the proposed house extension will accommodate one further bedroom. The additional bedroom will be 3.62m x 3.47m. The remainder of the internal floorspace will be used for a dressing room and en-suite bathroom. The development will meet the needs of the householders who seek further habitable space at the property. The nature of the proposals will be in keeping with the residential character of the buildings and its setting.

The proposed material schedule will make the development matching with the existing fabric of the property. Thus, the visual amenity will be preserved after developing the proposed works.

In summary, the proposed extension is of an acceptable scale and height. The external appearance

will be sympathetic with the existing fabric of the dwellinghouse. The aim of the proposals will meet the needs of the dwelling occupiers and the use of the development will be in keeping with the residential nature of the building and the character of the local area. Therefore, the development proposal comply with the policies mentioned at the top of this section concerning design, layout and impact upon the character of the local area.

Residential amenity

The separation distances of the development will be nearly 22 metres with the rear site boundary, 5.21 metres with the southern boundary and 4.50 metres with the northern boundary.

The adjoining property to the south (No. 8) is a bungalow whereas the neighbouring property on the opposite side (No. 12) is a two-storey house. None of them project further to the east than the footprint of the development. Therefore, the visual impact of the first-floor extension will be not directly perceived by the residents of the adjacent properties. In addition to the above-mentioned distances, the presence of the development will not impact the amenity standards of resident nearby by reason of overbearing effect.

Given the relationship between the property and the adjoining ones by reason of position, first-floor windows on the side elevations of the proposed extension might potentially create an overlooking effect at least onto the neighbouring rear gardens. To prevent such effect, a planning condition is recommended in order to withdraw planning permitted development rights for the installation of replacement or additional windows or doors and the installation of roof windows.

A high level window relating to a bathroom appears on the northern side elevation of the dwellinghouse. Likewise, a planning condition is recommended in order to ensure that the glazing of this fenestration is sufficiently obscured to prevent any overlooking effect onto the curtilage of No. 12.

In summary, 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).

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

By the additional bedroom, the total number of bedrooms will increased up to 4. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage. The proposed block plan include two cars. After conducting the site inspection, it is confirmed that the drive area to the front of the property is sufficiently spacious to accommodate one further car.

In summary, the development proposals provide minimum car parking standards 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; and Paragraph 127 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.