DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0993-19**	**Applicant:**	**Mr & Mrs G Varnham**
Proposal:	Proposed extension and alterations		
Location:	20 Lancaster Drive Long Sutton Spalding		
Terminal Date:	29th December 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 that seeks permission for proposed extension and alterations to the property at 20 Lancaster Drive, Long Sutton, Spalding.

The proposal comprises one first-floor extension above the garage and one single-storey rear extension. Alterations include new fenestration, brick infill, wall demolition, brick demolition, new wall treatment and roof canopy, among other works.

Site Description

The area is suburbs of the historical town of Long Sutton. Linking to London Road, Lancaster Drive

is a minor road from which cul-de-sac streets serve access to further houses to the south.

There is well-defined frontage development on each side of Lancaster Drive comprising detached houses mostly within long linear narrow curtilages. The application site is on the northern side of Lancaster Drive. Fall Drain bounds the rear boundary of the site. The property is two-storey with and attached garage to the side. Similar development has been observed adjacent to the site and along the residential highway.

The rear boundary treatment between adjacent properties comprises of approx. 1.8m high brick walling and fencing.

The property is currently vacant and the rear garden is overgrown.

History

None.

Consultation Responses

Long Sutton Parish Council

No objection.

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. There is no objection to the principle of development ancillary to the main dwelling. The key policy issues therefore relate to the material considerations mentioned below.

Layout and design

The footprint of the first-floor extension would be tantamount to the existing garage on the western side elevation. A gable pitch roof would be formed as a continuation of the existing roof so that the ridge height would be identical to the ridgeline of the existing property. The rear extension would protrude 5.34 metres from the original rear wall of the house and would nearly extend across the full width of this wall. The height is approximately 3 metres. A small extension across the front of the property would be introduced. Having regard to the dimensions of the house, the proposed extensions would be subservient to the host property in terms of scale, mass and bulk.

The aforementioned side gable roof on the first floor extension would integrate the proposed first floor extension with the existing property. The rear extension would have a flat roof which is acceptable given its position. The roof would be used as a balcony. A lantern would be incorporated at the centre of the balcony floor to provide further light to the combined dining/kitchen downstairs. A glass balustrade has been proposed under case officer's request to provide a means of enclosure for safety and amenity reasons. It would be nearly 1.70 metre high on both sides and 1 metre high on the front.

The external walls would be treated with a combination of cedar timber boarding and grey render, whilst the roof tiles and joinery would match those existing. The rear balcony would be bounded by glass balustrade. The boarding would enhance the design quality of the current building which would deliver a more contemporary appearance without being detrimental with the varied street scene.

Residential amenity

The material increase of the development would not create any overbearing effect to the residents of the adjacent properties. The scale and height of the extensions are commensurate with the host properties as well as neighbouring properties. There is sufficient separation distances between the extensions and the site boundaries.

The use of the balcony and rear gardens would be occasional by nature and intrusive views from

the balcony to the adjacent rear gardens would be unlikely in view of the balustrade heights, it is also considered appropriate to require the side balustrades to be of obscure glazing and a condition is included to this effect. Thus, it is considered on balance that no significant overlooking is anticipated by virtue of the development. No member of public has raised objections against the proposal. Overall, the amenity standards of residents would remain acceptable after carrying out the development.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019 and 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.