DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-1084-21**	**Applicant:**	**Mr D Gammon**
Proposal:	Proposed External Staircase		
Location:	23 High Street Long Sutton Spalding		
Terminal Date:	6th January 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the erection of a set of steel stairs on the rear elevation of 23 High Street, Long Sutton. The proposed staircase will be be associated with a new door opening in position of the extant ground floor, right window and would run, via means of an extended gantry, over the existing rear basement level extension.

The stairs would project 1.9m from the furthest rear extent of the building.

Site Description

The proposal site is within the Long Sutton Conservation Area (LSCA). The host structure is a C19th commercial unit, featuring ground floor commercial use and 1st and 2nd floor residential. The host structure, whilst part of the prominent commercial area of Long Sutton, is not of significant contribution to the LSCA. The rear of the site is the exact proposal location and is accessed via a private accessway to the side of the property, which services the host site and a number of other neighbouring properties. By virtue of being a backland site, the proposal area is not easily visible from the public realm.

History

H11-0551-95

Alterations to shop. Approved on 25-08-95

H11-0688-95

Demolition of rear extension. Approved on 24-08-95

Consultation Responses

Cllr Tyrrell - Ward Member

No objections

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be a detrimental impact upon the value or significance of this site presented by this application. Whilst the steel staircase is not of a particularly attractive design, the host property is not a site which is of major significance to the heritage asset (Long Sutton Conservation Area) and the proposed works would not be readily visible from any portion of the public realm within the Conservation Area, meaning it bears no impact upon the significance or value of that asset. Furthermore, no neighbours or interested parties have provided objections to the design.

Residential Amenity

Neighbouring properties are commercial in nature with above-ground-floor residential space. The proposed staircase does create a raised area which could, in theory be used to impinge upon neighbouring sites, however, this staircase is designed in such a way that does not afford views which are not already available from the host property, and would only offer views into ground floor areas of the neighbouring properties which are already plainly visible on-foot when walking the associated access alleyway. Therefore, the Local Planning Authority does not consider there to be any negative impact upon any neighbouring residential amenity.

Conclusion

The Local Planning Authority considers this application to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2021). Therefore, this application is recommended for approval.

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.