DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-1153-19**	**Applicant:**	**Mr M Neaverson**
Proposal:	Proposed extension and alterations		
Location:	130 St James Road Long Sutton Spalding		
Terminal Date:	29th January 2020		

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	0	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 dwelling at 130 St James Road, Long Sutton, Spalding.

Site Description

The site lies in a countryside location outside of Long Sutton. It is located approximately 1.5 km to the south-west of the town. The site is a corner plot fronting onto the junctions of St James Road with Burlies Gate and Spendla's Lane. The existing boundaries of the residential plot forms a site stretching along St James Road.

There is a small agricultural holding (Ivy Cottage) opposite. Overall, built development in the area is sporadic with a limited number of properties and agricultural holdings.

The property is a two-storey old 'brick-and-tile' house with subsequent extensions. Both the site access and drive are to the east. Domestic garden laid in grass extends to the front (south) and west. The site boundaries adjoining the highways are lined with overgrown hedgerows and scrubs. A 2 metre high timber close board fence runs closely to the rear of the house from west to east.

History

None.

Consultation Responses

None.

Planning Considerations

Principle of development

The site is not within any settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019. It is therefore classed as being in the countryside in planning policy terms. However, there is no objection to the principle of house extensions which are by nature part of the main dwelling and therefore no sequential approach should be applied to steer development in more sustainable locations. Thus, the key policy issues relate to the material considerations addressed below.

Layout and design

The existing house is predominantly two-storey with a single-storey element adjoining the eastern side elevation. From there, a long flat roofed single-storey extension protrudes onto the eastern part of the site.

The proposed development comprises a two-storey side extension and single-storey rear extension.

The aim of the proposal is to increase internal floorspace for larger habitable spaces. The total number of bedrooms would remain after carrying out the extensions and alterations. The rear extension would accommodate a large combined dining/siting area whereas the two-storey side extension would host a sitting room and utility room on ground floor and two bedrooms with bathrooms on first floor. Internal alterations would comprise wall demolition, erection of new walls, infill wall and other works to merge the extensions with the original house structure.

All extensions would have a dual pitched roof. The pitch and ridge heights would be set so that a sense of scale and hierarchy would be provided to the development in conjunction with the original building. None of them would exceed the ridgeline of the main roof. Therefore, the proposal would be subservient to the host property in terms of scale, mass and bulk.

Two dormer windows would be opened on each roof slope of the two-storey side extension. In addition to the front porch, these openings would also have a gable pitched roof which would match the roof layout of the extensions and existing house. To provide further enjoyment of daylight, a gabled oak glazed window would be opened on the wall of rear extension facing north. Likewise, there would be a total number of 5 roof lights on the roof slopes.

Several materials are proposed on the external walls of the development. Whereas ground floor walls of would be constructed of facing brickwork matching the existing in the house, stained dark brown/black lapped timber boarding would be applied on both first floor walls of the two-storey extension and the single-storey element eastwards. The rear extension walls would be rendered with a cream monocouche finish. Windows and rainwater goods would be dark. By the looks of it, the resulting appearance of the house would be varied but sympathetic with the little built environment of the surroundings and overall the rural character of the location. The pitched features and the use of timber cladding are characteristic of farm houses and rural cottages.

The detailing such as cladding on the gables of dormer windows, cottage style windows and rafter feet to rear extension are well-regarded to enhance the high quality design of the proposal. Having

regard to the considerations made above, the design and layout appearance is appropriate with the existing host property as well as the rural setting of the house.

Residential amenity

It is worthy to mention that the existing timber fence to the rear would be removed. The rear boundary of the residential plot will be set further away providing a 54 metre separation distance with the house. The adjacent field to the north is under applicant's ownership and title deeds are currently being altered to enlarge the boundaries of the residential plot.

The separation distances between the resulting elevations of the house after the proposal and the site boundaries are considerable to not create any impact upon the adjacent land. In any case, there are no residential properties abutting the application site. For these reasons, the proposal would not entail any harm on the grounds of residential amenity.

Conclusion

The design and layout of the proposal are deemed appropriate with the host property and the local character of the area. No impact upon residential amenity is anticipated in account of the absence of neighbouring houses immediately adjoining the site. Taking into consideration the mentioned above, the proposal is in accordance 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.

No representation has been made. 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.