DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-1166-22**	**Applicant:**	**Mr & Mrs D Robinson**
Proposal:	Single storey side and rear extensions including demolition of previous side extension		
Location:	Fourth Haven 57 Station Road Long Sutton		
Terminal Date:	31st January 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission to demolish the existing flat roof element to the side and the conservatory to the rear. A replacement side/rear extension is proposed to create 2no en-suite shower rooms to serve existing bedrooms, a study, and a master bedroom with en-suite bathroom and dressing area. A further rear extension is proposed to create a living room. The proposal also involves internal/external alterations to include changing the existing bathroom window on the rear elevation to a door and close up of the second window opening, convert bathroom to a utility room and w/c and living room to the front into a kitchen.

Grey composite cladding is proposed on the side elevations of the proposed extensions and rear gable ends with light grey render on part of the front and existing rear elevations. The extensions would site under a plain grey concrete tiled roof. The existing doors and windows would be replaced with grey upvc to match the new.

It should be noted that the plans have been amended as the red line boundary on the original location plan was incorrect and included land outside the residential curtilage of the dwelling. This has now been amended and the land outside the residential curtilage which is within the applicant's ownership is now shown in blue.

SITE DESCRIPTION

The application site is located on Station Road in Long Sutton. It comprises a red brick built detached bungalow located on a residential street. The site backs onto open countryside. There are watercourses to the south and west of the site. The front of the site is mainly laid to lawn with a hard surfaced parking area to the side providing off-street parking provision for several vehicles. There is also a flat roofed garage to the side. The immediate area is primarily residential comprising a mixture of bungalows and two storey dwellings of varying designs and sizes.

RELEVANT PLANNING HISTORY

H11-0074-17 - Proposed one-and-a half-storey dwelling - Refusal- Appeal dismissed

REPRESENTATIONS

Long Sutton Parish Council

No objections.

South Holland Internal Drainage Board

No objections subject to compliance with the Boards Bylaws.

PLANNING CONSIDERATIONS

Principle of development

Policy 1 of the South East Lincolnshire Local Plan, 2019 indicates that new development will be permitted in the countryside where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Explanatory text indicates that there are certain types of use that need to function in the countryside, such as agriculture and forestry.

The site is within the Long Sutton settlement boundary as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The extensions would be sited within the existing residential curtilage therefore the principle of a development associated with an existing dwelling is considered 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.

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 rear extension would not be visible from the front of the site as it would be blocked by the existing house therefore it would not result in any unacceptable impact on the street scene. In any case the replacement extension would be similar in footprint to the existing conservatory which would be demolished therefore no new impact would result.

With regards to the side extension, this is considered to be more in keeping with the design of the existing bungalow as the existing flat roof element detracts from the overall appearance of the site. The replacement side extension would introduce symmetry and would be more in sympathetic to the existing bungalow. The extensions are considered proportionate to the size of the existing bungalow and the overall site. Sufficient amenity space would be retained therefore the extensions are not considered to result in overdevelopment of the site.

The proposed introduction of render and cladding are also considered acceptable given there are a mixture of different materials in the area therefore the development would not be out of character with the area.

As such the extension would on balance comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The closest neighbour to the proposed development is no.55 Station Road located to the north of the application site. The proposed side extension would be sited approximately 4.4 metres from the shared boundary with this neighbour and a further 9 metres from its side elevation. Given the single storey design of the extension this separation distance is considered sufficient as to not result in any overbearing impact or unacceptable overshadowing. The proposed rear extension would be located on the opposite side of the plot and a significant distance from this neighbour therefore no unacceptable impact would result from this. No windows are proposed in the side elevation therefore there are no overlooking or loss of privacy concerns.

With regards to the neighbour to the south at no.59 Station Road the majority of the side extension would not be visible to this neighbour as it would be blocked by the existing bungalow. The rear projecting part would be sited at a considerable distance therefore no unacceptable impact would result from this. The proposed rear extension would have a similar rear projection and height as the existing conservatory which would be demolished therefore the relationship with this neighbour would not change significantly. The closest element to this neighbour would be sited some 24 metres from this neighbour's nearest elevation therefore no overbearing impact or unacceptable overshadowing would result

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Drainage

The applicant has not identified a drainage strategy for the new impermeable area within their application. If the applicant proposes to discharge surface water to a watercourse, consent would be required under Byelaw 3. Please note that any discharge should be in line with the Non- Statutory technical standards for sustainable drainage systems (SuDS) therefore the Board is unlikely to grant consent for discharges in excess of greenfield rate. It is noted that the applicant has not indicated how they propose to dispose of foul water from the development, however it is acknowledged that that foul water will likely be disposed of in the same manner as that from the existing dwelling. If the

applicant proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3. There is a watercourse which is not maintained by the Board (a riparian watercourse) adjacent to the southern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991. There is a Board Maintained watercourse (DRN199G0403- H04 Cowpers Gate Drain) adjacent to the western site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and byelaw 4). Whilst not currently proposed, should the applicant's proposals change to include works within 9 metres of the aforementioned Board Maintained watercourse, or if works within 9 metres of the watercourse are proposed at any time in the future, consent would be required under Byelaw 10. An informative has been attached to the decision advising the applicant of this.

Parking

The proposed scheme would create an extra bedroom in the property, however, the parking requirement for the site would not change. The loss of the garage can be accepted as there is ample parking in the large driveway to the front. As such there are no parking concerns and the scheme is considered to comply with Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019).

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking issues. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 14 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

The application can be approved under delegated powers.