

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-1222-19 **Applicant:** Mr & Mrs W Whitehead

Proposal: Proposed single-storey front extension, including internal alterations to existing dwelling

Location: 38 Woad Lane Long Sutton Spalding

Terminal Date: 12th February 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	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed single-storey front extension, including internal alterations to existing dwelling at 38 Woad Lane, Long Sutton, Spalding.

Site Description

The site is part of a cluster of dwellinghouses surrounded by open agricultural fields. The site is located approximately 500 metres to the east of the built-up area of Long Sutton.

The property is a semi-detached two-storey 'brick-and-tile' old cottage. The pair of dwellings is

oriented with the front elevation facing east. The application site falls set back from the highway. A gravelled driveway runs between the front elevation of the cottages and the gable end of a high pitched bungalow adjacent to the east known as The Chalet. At the end of the driveway, there is the domestic garden of the property. The garden has gravel on the surface extending towards the south whereas the rear part is laid in lawn.

The boundary treatment mainly consists of a mixture of nearly 2 metre high timber feather fence (front and rear boundary) and picket fence (south boundary) which obscure views to the site from the adjacent land. Young trees and planting supplement the obscuring effect of the fence. Mature leylandii hedgerow is on the rear elevation with the adjoining cottage.

History

H11-0825-10 - Proposed conservatory to rear of dwelling - Approved

Consultation Responses

Long Sutton Parish Council

No objection.

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. The site is therefore considered to be located within an area designated as countryside. However, there is no objection to the principle of a house extension which is ancillary to the main dwelling. No sequential approach can be used to steer the proposed development elsewhere. Therefore, the key policy issues relate to the material considerations discussed below.

Design and layout

The proposed extension would protrude 1.17 metres from the front elevation. It would measure nearly 2.70 metres in width and 3.12 metres in maximum height. Having regard to the height of the eaves and roof pitch of the house, it is considered that the proposed extension would be clearly subservient to the host property in terms of scale, mass and bulk.

The extension would constitute a lean-to addition to increase the internal floorspace for accommodating a toilet. Internal alterations would comprise wall demolition on the front elevation to create a door that provide access to the toilet. The lintel fitment of the new door might need to be lowered to match with the adjacent staircase. With regards to the means of drainage and foul water treatment, a new soakaway would be installed in the garden and connection will be provided with the septic tank.

The negligible depth of the extension would not harmfully detract from the external fabric of the house. The original cottage has had subsequent extensions and alterations, from the existing rear conservatory approved under H11-0825-10 and two-storey extension to the southern side elevation. The external materials are confirmed to be facing brickwork and roof tiles matching those existing in the house.

The shed roof and the matching materials are deemed to make the house extension visually attractive as a result of good architecture as per Paragraph 127 of NPPF (2019). Policy 2 of 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 extension is in line with the prevailing 'brick-and-tile' appearance of the houses nearby. As demonstrated above, the proposal would not deliver a poor design and layout at odds with the character and quality of the host property as well as the built environment in the surroundings.

Residential amenity

In light of the small scale of the development, no impact upon the amenity standards of residents would take place. Should the proposal be permitted, residential amenity would remain acceptable which is one of the material considerations listed in Policy 2 and 3 of SELLP (2019).

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 (NPPF), 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.