

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H11-1304-21 **Applicant:** Mr & Mrs A Goodale
Proposal: Extension & Alterations
Location: 10 Gedney Road Long Sutton Spalding
Terminal Date: 10th February 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12

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 application seeking permission for a single storey rear extension to create a bedroom with a dressing area and an en-suite shower room. The extension would measure 5.5 metres (depth) x 6.7 metres (width) and stand at 5.8 metres in height (3.1 metres to the eaves). The external materials would match the existing bungalow.

SITE DESCRIPTION

The application site comprises a detached bungalow located on Gedney Road in Long Sutton. The property is red brick built and has white window frames. There is a detached garage towards the rear of the site and a long gravelled driveway to the front/side. The rear garden is enclosed by a close boarded fence and also has various trees. There is a large tree along the front boundary and the rest of the front boundary is fairly open. The immediate area comprises a mixture of single and two storey residential properties varying in size and style.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

No representations received.

PLANNING CONSIDERATIONS

Principle of development

The site is within the Long Sutton settlement boundary and the proposed extension would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse is 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 extension would be to the rear and there would be no views of these from the main public realm from the front of the site therefore no unacceptable impact would result on the street scene. The development is considered to be proportionate to the existing dwelling and the plot. Sufficient outdoor amenity space would be retained and the extensions would not result in overdevelopment of the site. The design of the extension is sympathetic and respects the design of the existing dwelling. The roof ridge would not sit any higher than the highest part of the existing roof ridge therefore the extension would not appear overly prominent. Furthermore the use of matching external materials would ensure the extensions would be in keeping with the existing dwelling.

As such, the proposed development is considered to comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

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

The proposed extension would be sited approximately 4 metres from the shared boundary with the neighbour to the south-east at no.8 Gedney Drove. Given the application site is already set back from this neighbour, the proposed extension would mean the application site would extend beyond the rear elevation of this neighbour by some 8 metres. Although this is quite considerable, given there is a separation distance of approximately 10 metres between the two properties the proposed

extension and rear projection would not result in any overbearing impact or unacceptable overshadowing. One bedroom window is proposed in the side elevation facing this neighbour, however, given the high level boundary fence it would not offer any prominent views. As such there are no overlooking or loss of privacy concerns.

With regards to the neighbour to the northwest at no.12 Gedney Road the proposed extension would sit approximately 6.4 metres from the shared boundary with this neighbour. This separation distance is considered sufficient as to no result in any overbearing impact or unacceptable overshadowing.

With regards to the neighbour to the rear the proposed extension would be sited at least 18 metres from the rear boundary. Given the single storey nature of the extension this separation distance is considered sufficient as to not result in any overbearing impact or unacceptable overshadowing.

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).

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would add an additional bedroom in the property, however, it is not clear how many bedrooms the existing property has. A maximum of 3no off-street parking spaces would be required for the site. The site benefits from a long driveway to the front/side providing off-street parking provision for at least 3no vehicles. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, amenity of nearby residents or result in highway implications. 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 and 36 of the South East Lincolnshire Local Plan (2019) and Section 12 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.