SOUTH HOLLAND DISTRICT COUNCIL

Report of: **Development Manager**

To: **Planning Committee - 09 October 2019**

(Author: **Joan Isus - Planning Officer)**

Purpose: **To consider Planning Application H12-0803-19**

Application Number: H12-0803-19 **Date Received:** 15 August 2019

Application Type: FULL

Description: Rear single-storey extension

Location: 24 Gedney Road Long Sutton Spalding

Applicant: Mrs C Bates **Agent:** South Holland Building Consultancy

Ward: Long Sutton **Ward Councillors:** Cllr A C Tennant
Cllr J Tyrrell
Cllr D J Wilkinson

You can view this application on the Council's web site at
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H12-0803-19

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The Agent is South Holland Building Consultancy.

2.0 PROPOSAL

2.1 The proposal is for a single-storey flat roof rear extension to 24 Gedney Road, Long Sutton.

2.2 The proposed extension would project approximately 10 metres from the existing flat roof extension to the rear of the dwelling and would be approximately 5 metres in width. It would accommodate a hallway and two bedrooms. Bricks would match existing.

3.0 SITE DESCRIPTION

3.1 The site accommodates a two-storey semi-detached dwelling (24 Gedney Road) which is set within a long narrow plot, like dwellings immediately adjacent. There is a further pair of semi-detached dwellings to the south-east but there is a wide range of house types in the area, including detached and semi-detached frontage development, as well as backland development. There is an existing single-storey flat roof extension to the rear of the property. The western boundary is defined by close board fencing and the eastern boundary by a wall.

3.2 The site is located within the settlement boundary of Long Sutton as defined in the South East Lincolnshire Local Plan, 2019.

4.0 RELEVANT PLANNING POLICIES

4.1 **The Development Plan**

South East Lincolnshire Local Plan, March 2019

Policy 2 - Development Management
Policy 3 - Design of New Development.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), 2019

Section 12 - Achieving well-designed places.

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 H12-0700-11 - Ground floor extension and alterations - Approved

6.0 REPRESENTATIONS

6.1 No representations received.

7.0 CONSIDERATIONS

7.1 **Planning Considerations**

7.2 Design and Layout

7.3 The proposed extension would protrude approximately 10 metres from the existing rear extension. It would be nearly 5 metres in width and as high as the existing addition to the rear elevation. Having regard to the dimensions of the existing dwelling, the proposed extension would be clearly subservient to the host property in terms of scale, massing and bulking.

7.4 The facing brickwork would match the existing house, with the flat roof being of felt or fibreglass. This would be a continuation of the existing flat roof rear extension. The new windows would be white UPVC to match the existing dwelling. The appearance of the development would, therefore, be in keeping with the host property.

7.5 Residential Amenity

7.6 The proposed development is single-storey in nature with a flat roof which means that it should not have an overbearing impact on neighbouring properties or result in a material loss of light.

7.7 There are no windows proposed on the western facing elevation and only a single window and door on the eastern facing elevation. The existing boundary treatment consists of approximately 1.8m high timber close board fencing on the eastern side and brick walling on the western side which would screen views between dwellings at ground floor level. Furthermore, there is planting along the eastern boundary which adds further screening and the angles of windows would be such that overlooking would be unlikely.

7.8 The existing garden is approximately 47 metres in length and so a large proportion of external amenity space will remain even after the construction of the extension.

7.9 Conclusion

7.10 No objections have been received and, in light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, 2019.

7.11 **Additional Considerations**

7.12 Public Sector Equality Duty

7.13 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.

7.14 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.15 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.

7.16 It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

7.17 Human Rights

7.18 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).

7.19 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.

8.0 RECOMMENDATIONS

8.1 **Grant permission subject to those conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   DFG/19/1040 01A;
   DFG/19/1040 02A;
   DFG/19/1040 03;
   DFG/19/1040 04B;
   DFG/19/1040 05A;
   DFG/19/1040 17;
   DFG/19/1040 18;
   DFG/19/1040 19;
   DFG/19/1040 20

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

   This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

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Background papers:- Planning Application Working File

Lead Contact Officer

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Appendices attached to this report: Appendix A - Plan A

MapThat Scale Print Title



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