

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0230-19 **Applicant:** Mr & Mrs Hobson
Proposal: Proposed two-storey extension and internal alterations
Location: Saffron House Swindlers Drove Spalding
Terminal Date: 26th April 2019

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
WARD MEMBER	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed two storey extension and internal alterations at Saffron House, Swindlers Drove, Spalding.

Site Description

The site is on the edge of the built-up area of Low Fulney Estate, Spalding. Swindlers Drove is a countryside lane linking B1165 to south and High Road to north. The site is part of a short frontage of six detached dwellings on the eastern side of the road off the junction with B1165 and Mallard Road. Low Fulney Estate is further to north-west.

The application's property is a detached two-storey bungalow. Excepting Jasmine Cott, the remainder of houses of the frontage are also bungalows within spacious sites although some of them with first floor dormer.

History

None

Consultation Responses

Ward Member
Support

Planning Considerations

Principle of development

According to Inset Map 2 and 62 of South East Lincolnshire Local Plan 2019, the site is out of settlement boundaries of Spalding and Weston Hills which are the nearest urban settlements with defined settlement limits. Therefore, the site is located within the countryside. Policy 1 of the Local Plan states that "in the Countryside development will be permitted that 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". Given the ancillary use of the development, the proposed outbuilding cannot be located elsewhere within the settlement boundaries of any urban settlement. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The proposed development is a two-storey gable roofed extension to the front of the bungalow. The extension would project outwards 3.23 metres from the principal elevation. It would measure 7.63 metres in width and 6.70 metres in maximum height. The eaves would be approximately 2.60 metres. Although the roof pitch would exceed around 1 metre above the ridgeline of the bungalow, the intended extension would be still subservient to the host property in terms of scale, massing and bulking.

Design and layout

The extension would have a high gable pitched roof. The pitch would exceed around 1 metre above the ridgeline of the bungalow, however the roof design would not mismatch with the existing form of development. On account of the proposal location, the front extension would have to a certain degree an impact upon the wider street scene. Having regard the size, layout and surroundings of the proposal, it is considered that such impact would not be detrimental to the street scene.

The floor layout plans show that one bedroom would be removed on the ground floor level to relocate the sitting room to the front and additional hall. The dormer space would be a hobby room. The aim of the proposal is acceptable in terms of meeting the living needs of the dwelling occupiers.

The proposed external materials would match with those existing in the property. Therefore, no significant alteration would be made in relation to the character of the local area and the appearance of the development would relate well with the host property.

Impact upon the residential amenity

The separation distances between the front extension and the site boundaries would be extensive. The nearest building to the development is the property First Bungalow adjacent to south. The building is single-storey. A 2 metre high timber close board fence is between both properties. The windows of the adjacent bungalow facing to the application's property are not from living spaces. In addition to the mean of enclosure on that side, the visual impact of the extension to the residents of First Bungalow is minimal. Given the position of the buildings within the sun path, the bulk of the front extension would not create any overshadowing on to the adjacent property. For these reasons, the development would not undermine the amenity of residents in the adjacent property as well as Saffron House.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

Additional Considerations

None

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.