DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0295-19**	**Applicant:**	**Mr T Thorley**
Proposal:	Extension, alterations and riverside jetty		
Location:	109 Station Road Surfleet Spalding		
Terminal Date:	10th May 2019		

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

National Guidance

National Planning Policy Framework 2019

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	0	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for extension, alterations and riverside jetty at 109 Station Road, Surfleet, Spalding.

Site Description

The site context is purely residential. The property is within a residential frontage along the northern bank of the River Glen. The building is a detached bungalow with rear garden relatively short in depth. The sites are of irregular depth due to the curved layout of the watercourse. Slab steps on the steep embankment provide access to the watercourse.

History

None.

Consultation Responses

Environment Agency

No objection. The comments raised the following issues:

-Finished floor levels of the extension should be raised no lower than the existing floor levels.
-The future occupants of the site should sign up to Floodline Warnings Direct.
-The proposed jetty will require an Environment permit from the EA.

Planning Considerations

Principle of development

According to the Inset Map 23 of the South East Lincolnshire Local Plan, the site is within the settlement boundaries of Surfleet. A few sections of the rear garden would have 'low hazard' (less than 0.75m) and the embankment would have 'danger for most' (between 1.25 and 2.0m) as per Residual Flood Hazard Surfleet 2115 (1% fluvial/0.5% tidal) Map of South East Lincolnshire Strategic Flood Risk Assessment (March 2017). In view of the Standing Advice matrix included in this policy document, it is not necessary that flood mitigation measures would have to be incorporated to the development. The principle of development is therefore acceptable unless other material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Scale and size

The proposed extension would protrude nearly 4 metres from the main rear wall and nearly 2 from the eastern side elevation. The maximum apex height would be approximately 3.86 metres and the eaves 2.25 metres high. Having regard the dimensions of the bungalow, the proposed development would be subservient to the host property in terms of scale, massing and bulking.

Design and layout

The purpose of the extension is to increase the internal floor space of the residential property to create a sun room to the rear. The eastern side elevation would follow the site boundary which is set at an angle. Two roof pitches would be created, one facing the river to south and another facing the eastern side. The ridgelines of both gables are clearly below the main roof pitch remarking the subservience of the development to the host property.

Bi-fold doors would be on the rear elevation and one large window on to the garden. The elevation facing the east would be blank. External materials are confirmed to match those existing in the bungalow, thus the visual amenity would be preserved.

The jetty would be 3m x 4m. The scale would be acceptable in relation to the length of the rear site boundary and the jetty in the adjacent property No. 111.

Impact upon residential amenity

A 2 metre high timber closes board fence is along the eastern boundary with neighbouring property No.111. Given the single-nature of the extension, this mean of enclosure would mitigate most of the visual impact of the house enlargement to the adjacent residents.

On the opposing elevation, there is a conservatory side extension presumably as part of the kitchen. A Victorian style conservatory and gazebo are located on the rear elevation adjoining this side

boundary or in very close proximity. On account of the position within the sun path and extension scale, no significant overshadowing is anticipated to the adjacent property. No. 111.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and 4 of South East Lincolnshire Local Plan, 2019 and Section 12 and 14 of National Planning Policy Framework, 2019.

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

Additional Considerations

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.