DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0074-21**	**Applicant:**	**Mr D Goldsmith**
Proposal:	Two single storey extensions and front porch		
Location:	Ponderosa Chalk Lane Sutton Bridge		
Terminal Date:	24th March 2021		

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	0	0	1
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for two single storey extensions and front porch to the dwelling known as Ponderosa at Chalk Lane, Sutton Bridge, Spalding.

Site Description

The site forms part of ribbon development. The River Nene delimits the village to the east and Chalk Lane is found on the opposite side with no connection with the main built-up area of Sutton Bridge. Chalk Lane runs in parallel with A17 leading to Norfolk.

The frontage development comprises a mixture of semi-detached properties, bungalows and two-

storey detached houses. Most of them were built in the 1970s and 1980s.

The site is of rectangular shape and fairly spacious. To the west, 4 semi-detached properties with a driveway and rear gardens backing onto the application site. To the east, The Willows which is also a bungalow. The property has had subsequent alterations comprising a large flat roof to the rear wall. It is in poor condition and currently vacant.

The front drive has some hardcore on the surface. A conifer hedge borders with the back driveway serving to some of the semi-detached houses. No boundary treatment on the drive adjoining The Willows. The rear garden is enclosed by a 2 metre high timber closeboard fence.

History

None.

Consultation Responses

Sutton Bridge Parish Council

Supports this application.
It states that the development is "in keeping with the residential nature of the area".

Planning Considerations

Principle of development

The site is out of the settlement boundaries for Sutton Bridge as set out in the South East Lincolnshire Local Plan (SELLP), 2019. It is therefore on the countryside. Irrespective of local spatial considerations, the principle of developing extension and alterations that are incidental to the enjoyment of a dwelling is acceptable.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 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. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

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The existing rear/side flat roofed extension will be mostly demolished for the proposed enlargement. The current element hosts a kitchen/dining room and garage. The proposed extension would protrude 4.97 metres from the wall of kitchen/dining room and the garage would be widened approximately 40 centimetres. Two apex height would be provided to the mass of the development, 5.35 metres for the garage and 4.95 metres for the rear extension. The eaves as high as those in the bungalow. The front open porch would be of small scale. For these reasons, the proposals therefore would appear subservient to the host property in terms of scale, mass and bulk.

Internally, the extension would allow the future householders to gain further floorspace and enjoy a large open space for kitchen and dining room.

The flat roof on the existing rear/side element would be raised with two gable pitches. The new garage roof would be hip in keeping with the layout of the main roof whereas the rear protrusion would have a gable pitched roof.

The rear wall of the new extension would be heavily glazed with gable fenestration. The living space would be oriented southwards which would maximise energy efficiency and enjoyment of daylight for the house occupiers. Quoin would be formed on the eaves of the extension replicating the existing feature in the bungalow.

The material schedule is such that the development would mostly blend with the current fabric of the property. As additional features, the porch trusses and columns would be made of wood and the external walls of the extension would be facing brickwork.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The footprint development would be immediately adjacent to the eastern boundary. The separation distances with the adjoining properties range between 9 and 14 metres. In view of the single nature of the proposals, no harm would occur upon the amenity standards of residents nearby.

Planning Balance

The principle of an extension and alterations that are incidental to the enjoyment of a dwelling is acceptable. The aim of the proposals is to meet the increasing living needs of the future householders.

The scale and height of the house enlargement is subservient to the host property. The proposed materials would deliver an external appearance in keeping with the current fabric of the building. Overall, the proposals would upgrade the property in good design standards. The single nature of the rear extension would not harm the amenity standards of the residents nearby.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

Conclusion

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.

Taking into account the above, this application accords with Policies 1, 2 and 3 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).

Accordingly, it is recommended to approve this 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.