

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-0199-20 **Applicant:** Mrs R Williams
Proposal: Extension to bungalow to create two storey dwelling
Location: Longways 147 Bridge Road Sutton Bridge
Terminal Date: 29th April 2020

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
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

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	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed extension to

bungalow to create two storey dwelling at Longways, 147 Bridge Road, Sutton Bridge, Spalding.

Site Description

The site has approximately a rectangular shape. The depth is not excessive although both the front driveway and backyard are of an acceptable size.

The ground levels are visibly below that of the highway. The first metres of the driveway from the edge of the highway to the front of the property are a vehicular crossover through a verge.

The building is part of a defined frontage development along the southern side of Bridge Road. Most of the plots are residential but some commercial/retail uses. The buildings were built individually, hence there is currently a variety of designs, appearances and ages across the street scene. The property is a detached bungalow. The adjacent properties are two-storey detached properties.

The boundary treatment of the site is a mixture of low brick walls and timber close board fencing of different heights. Paving slabs and a new outbuilding are in the back yard. The front drive is gravelled.

History

H18-0581-83 - Erection of bungalow with access (Outline) - Approved

H18-0025-84 - Erection of bungalow and garage with access (Reserved Matters) - Approved

Consultation Responses

Sutton Bridge Parish Council

No comment

Lincolnshire County Council as Highway Authority and Lead Local Flood Authority

No objection.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Sutton Bridge as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is incidental to the enjoyment of a dwelling house 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.

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; 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. 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 in accordance with Policy 2 of the SELLP.

By virtue of the proposal, both the apex height and eaves height will be increased 2.5 metres further to 7.75 metres and 4.85 metres respectively. The footprint of the property will be marginally increased in account of timber frame and cavity wall/outer brickwork skin across all elevations.

Internally, the existing in-built garage will no longer serve as such and a stairwell and store room beneath will be formed. The partition wall between the kitchen and bedroom backing onto the back

yard will be demolished to create a large combined kitchen/dining room. On the first floor level, 3 no. bedrooms will be created in addition to office room and shower room. The front bedroom will be the largest hosting an en-suite.

The proposed internal layout will appear to be appropriately functional to the needs of the existing dwelling occupiers. The works are acceptable as the resulting spaces will respect the residential use of the building and the internal floorspace per each type of room is adequate.

The new roof will replicate the gable 30 degree pitch with ends facing both north and south. Concrete interlocking roof tiles will be used matching those existing in the bungalow. An outer skin of matching brickwork will be applied on the external walls and K-render finish on the first-floor level across all elevations. New fenestration will be made of white PVC material matching the existing windows and doors. Brick lintels will be formed above each window of the dwellinghouse.

In summary, the design and layout of the development will accord with the functional needs of the current bungalow occupiers. The resulting appearance of the full property will provide somewhat an improvement of the external design, especially with the usage of timber cladding which will deliver a more contemporary upgrade to the original fabrics dated 1980s. Overall, the two-storey bulk of the property will be in keeping with adjacent properties so that the development will not harm the character of the local area. Therefore, the proposals comply with the aforementioned policies concerned on design and layout.

Residential amenity

Given the position of the dwelling within the sunpath, no overshadowing will occur upon the adjacent properties to east and west.

New openings are proposed on all elevations of the additional storey. The opposing elevation on the property to the west (No. 149) is blank at first floor and at ground floor the only windows on that elevation belong to a utility room and W/C. With regard to the property to the east, its western elevation has upper windows but these appear to belong to non-habitable spaces. There is also a window at ground floor, however the proposed windows facing in that direction would provide light to bathrooms and would thus be obscure glazed. In addition, the proposed roof lights in Longways do not lighten habitable spaces (a landing area). Therefore, the proposed fenestration will not create any overlooking impact to the residents of neighbouring properties. For the reasons above, the proposed development also should not have a material adverse overbearing effect.

Therefore, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

Appendix 6 of SELLP sets out minimum requirements for parking provision. 2 no. car parking spaces are at least required within the curtilage for dwellings with up to 3 bedrooms in order to prevent on-street parking. The total number of bedrooms after developing the proposals will be 3.

Although it has not been used as such, the proposals entail the loss of in-built garage. However, this can be offset by the existing front drive which could easily accommodate 2 cars. Therefore, the proposed development will be in accordance with Appendix 6 of SELLP.

Flood risk and drainage

Policy 4 of SELLP is concerned on flood risk management and states that new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

It is proposed the installation of soakaway in the front drive to manage sustainably the surface water runoff coming from the proposed extension. In doing so, the design of the development is appropriately resilient to the effects of surface water flood risk and overall climate change following Policy 4 of SELLP. No evidence of poor soil permeability is known in the locality. In any case, the suitability of a soakaway will be tested and subsequently approved at a later stage by SHDC Building Control.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 4, 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Sections 12 and 14 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning 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.