

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-0220-20 **Applicant:** Mr & Mrs A Taylor
Proposal: Extensions and alterations
Location: 25 Wrights Lane Sutton Bridge Spalding
Terminal Date: 28th 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

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for extensions and alterations to the property at 25 Wrights Lane, Sutton Bridge, Spalding.

This a re-submission of the approved application ref. H18-1240-18. The main alterations are:

- Replacement of hip pitched roof for gable pitched roof on the first-floor extension.
- Further details on means of surface water runoff and foul water management.

Site Description

The site is part of the residential suburbs of the historical town of Sutton Bridge. Linear development is formed on both sides of Wrights Lane from which stems a couple of cul-de-sac streets.

Bungalows are predominant on the eastern side of the road whereas the majority of properties are two-storey on the opposite side. There is somewhat a variety of appearances and ages although two-storey gable pitch element on the front elevation with hip roof are the prevailing features along the frontage the application site forms part of.

There is hedging along the front boundary as well as the first metres of both side boundaries and to the rear along the northern boundary. The remainder is treated with nearly 2 metre high timber close board fence. During the site inspection, it has been observed that the single-storey rear extension has been constructed and paving slabs laid on the rear garden. The adjacent land to the south remains vacant as it might be subject to agricultural right of way to access to the vast arable land which extends behind the linear development.

History

H18-1240-18 - Extensions and alterations - Approved

Consultation Responses

Sutton Bridge Parish Council

No comment.

Planning Considerations

Principle of development

This application is effectively a re-submission for a development which was approved under application ref. H18-1240-18. Therefore, the principle of development for extension has been confirmed acceptable and no further assessment should be made with regard to this.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting, 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 as per Policy 2 of the SELLP.

The main alterations are:

- Replacement of hip pitched roof for side gable pitched roof on the first-floor extension.
- Further details on means of surface water runoff and foul water management.

The roof layout variation will not constitute any unacceptable harm upon design and layout of the development. The hip roof was tantamount to the existing main roof of the houses and the form of development was congruous. The proposed extension was seen as a continuation of the existing roof layout. However, gable roofs are a common roof form in the area and the new roof would be lower than previously approved, being the same height as the existing roof. The slopes will differ marginally but this is negligible to cause any impact upon the overall design and layout.

The proposed alteration on the roof top will still ensure that development is visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment as per Paragraph 127 of National Planning Policy Framework (NPPF), 2019. Likewise, given blends of hip and gable pitches within each of most of the properties within the frontage the intended gable pitch is not considered to be inappropriate to the local area. Otherwise, the development might be contrary to Policy 2 of the SELLP,

Although their suitability is being demonstrated with South Holland Building Control department, two soakaways will be installed on the site and foul waters will be conveyed to the existing main sewer. The proposed means of surface water runoff and foul water management accord with Policy 4 of SELLP which states 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).

Residential amenity

Given the nature of the proposed alterations to the approved extensions it is considered that it will entail no material adverse effect on the amenity standards of residents.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (SELLP), 2019 as well as Section 12 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.