DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0375-19**	**Applicant:**	**Mrs R Salkeld**
Proposal:	Extension and alterations		
Location:	3 Falklands Road Sutton Bridge Spalding		
Terminal Date:	30th June 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
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for extension and alterations to the property at 3 Falklands Road, Sutton Bridge, Spalding.

Site Description

The site is within a large suburban extension of Sutton Bridge which was approved circa late 1980s and nowadays is fully integrated to the built-up area of the town. The predominant housing type in the surroundings is single-storey bungalow. A wide range of designs, appearances has been observed in the area through facing brickworks, roof styles and site layouts.

The application's site is spacious and the property is a cross hip roofed bungalow well set back from the street. The rear garden is large and grassed with mature hedging and other treatment on the boundaries.

History

None

Consultation Responses

Sutton Bridge Parish Council

No objection

Planning Considerations

Principle of development

According to the Inset Map 9 of the South East Lincolnshire Local Plan, the site is within the settlement boundaries of Sutton Bridge. 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.

Size and scale

The proposed extension would protrude 4 metres from the western side elevation and would extend approximately 8.6 metres along this wall to the rear wall of the bungalow. The apex height would roughly measure 4.70 metres and the eaves would be 2.25 metres high.

Having regard to the dimensions of the bungalow, it is concluded that the proposed development would be subservient to the host property in terms of scale, massing and bulking.

Design and layout

The floor plans submitted with this application show that the purpose of the intended house enlargement is to increase internal floor space to accommodate 2 no. additional bedrooms, one of them ensuite. A significant part of the existing sun lounge would be used as a lounge. Internal alterations such as brick infill and new openings are accordingly proposed to ensure the accessibility between the extension and the remainder of the property and the garden. The nature of the proposal is acceptable given the residential use of the building.

With regards to the external layout, the extension would have 3 no. gable pitches forming a crossed hip roof in keeping with the current roof style of the bungalow.

The height of the pitch facing the road on top of the ensuite would be visibly well below the ridgeline of the main roof. The flat roof of the rear extension of the sun lounge would be raised to form a pitch as high as the main ridge. The gable pitch along the northern side elevation would marginally exceed the ridge of the bungalow but to such a negligible extent that the overall sense of scale and hierarchy of the proposal to the bungalow is ensured.

The external materials comprising facing brickwork, roof tiles and UPVC in fenestration would match as close as possible those existing in the property. Therefore, the development would not alter significantly the visual amenity of the building and its surroundings.

Impact upon residential amenity

A more than 2 metre high mature hedgerow is along the northern boundary. An approximately 1.60 metre high timber panel fence with concrete posts is on the opposite boundary as well as along the rear boundary. Mature trees are adjacent to these boundaries. Both the applicant's garage within the curtilage and a large outbuilding just behind the fence on the eastern boundary would heavily obscure the views from that direction onto the rear garden. A short timber fence would be to the front of the intended extension between the house and the western boundary which would mitigate the visual impact of the proposal from the road.

The existing means of enclosure would absolutely conceal the development from the road and adjacent houses. The amenity standards of residents would be preserved should the proposal be carried out as extended in this application.

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

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.