

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-0446-21 **Applicant:** Mr & Mrs J Garrod
Proposal: Single storey extension to rear of bungalow
Location: 45 Stanley Drive Sutton Bridge Spalding
Terminal Date: 24th June 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

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 application seeking permission for a single storey rear extension to create a sunroom. The extension would measure 7.7 metres (width) x 4.9 metres (depth). The existing dining room/conservatory would be converted into a bedroom. The brickwork on the extension would match the existing dwelling. All the windows on the bungalow would be changed to white UPVC.

SITE DESCRIPTION

The property is a detached bungalow on located on Stanley Drive in Sutton Bridge. The property is

located on a corner plot and is enclosed by a low boundary wall along the front and a high level boundary fence along the north/north-eastern elevation. It has a double detached garage to the side and a paved driveway to the front.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Sutton Bridge Parish Council

No objections as extension is in keeping with the street scene.

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 127 of the 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. Likewise, Policy 2 of the SELLP states that 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.

The proposed extension is considered proportionate to the existing bungalow and would retain a sufficient amount of amenity space to the rear. There would be no views of the proposed extension from the main public realm to the front of the site as it would be blocked by the existing bungalow. Given its modest height and footprint the proposed extension is not considered to appear overly prominent in relation to the existing dwelling. Furthermore the use of matching external materials would ensure the extension is in keeping with the character of the existing dwelling.

As such the extension would comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

The closest neighbour to the proposed development is no.43 Stanley Drive located to the south of the application site. The majority of the proposed extension would be blocked by this neighbour's existing garage located along the shared boundary with the application site. Furthermore it would be located some 6 metres from the shared boundary with this neighbour therefore it would not appear overbearing. Given the limited height of the extension and single storey nature, this separation distance is considered to be sufficient as to not result in any overbearing impact or unacceptable overshadowing.

With regards to the neighbour to the rear at no.16 Longdon Close the proposed extension would be located at least 7 metres from the shared boundary with this neighbour. This separation distance is considered sufficient as to not result in any overbearing impact or unacceptable overshadowing.

With regards to the neighbour to the north-west of the application site at no.47 Stanley Drive the proposed extension would be located approximately 5 metres from the shared boundary with this neighbour. Given the orientation of the property and relationship with this neighbour this separation distance is considered to be sufficient as to not result in any overbearing impact or unacceptable overshadowing.

As such the proposal would accord with Paragraph 127 of National Planning Policy Framework (2019) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would increase the number of bedrooms in the property

from 3 to 4, therefore the parking requirement for the site would increase. 3no parking spaces are required for the dwelling and the remaining driveway can accommodate these. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality or amenity of nearby residents. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2019).

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.

RECOMMENDATION

The application can be approved under delegated powers.