

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-0569-20 **Applicant:** Mr M Warr
Proposal: Proposed extension & alterations including new garden buildings
Location: The Villa 83 New Road Sutton Bridge
Terminal Date: 9th October 2020

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 2. Achieving sustainable development

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed extension & alterations including new garden buildings at The Villa, 83 New Road, Sutton Bridge, Spalding

Site Description

The site lies on the northern part of the built-up area of Sutton Bridge. It is a sizeable plot amounting to 0.28 hectare. There is a leafy hedge of mature trees and shrubs at least bordering the site onto New Road (east) and the neighbouring site of No. 87 (north).

The application property is a large Victorian-style two-storey dwellinghouse. A gravelled driveway adjoining the wavy boundary with No.77 to the south serve access to the property from New Road. Nearly the full remainder of the curtilage is laid in grass and used as domestic garden.

There is a UPVC white conservatory between the eastern and rear elevations of the property. An old brick gable pitched outbuilding is to the rear of the property adjacent to one mature tree (T1 on block plan) and one white painted concrete detached garage is off the western side elevation. Both are used for storage. T2 on block plan was deteriorated and consequently removed. There is a chunk as an evidence of it.

History

H18-0851-18 - New brick piers with front gates and boundary fence - Approved

H18-0319-90 - Change of use & conversion from private res. to res. care home for elderly or private nursing home - Approved

H18-1418-89 - Conversion of dwelling to residential care home for elderly - Approved

H18-0765-89 - Change of use to residential care home for the elderly or private nursing home - Approved

Consultation Responses

LCC Historic Environment Officer

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 a house extension and domestic outbuildings that are 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. 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.

To accommodate the proposed extension, the current conservatory will be demolished. There will be a projection of 3.90 metres to the north and one further of 7.35 metres to the east. Both will be single storey and flat roof. Both new outbuildings will be commensurate in scale and height and will sit well within the spacious garden of the site. A raised patio will extend between the living room windows onto the garden and the swimming pool outbuilding. Overall, the proposed development will appear subservient to the host property in terms of scale, mass and bulk.

Internally, a new floor layout will be created after carrying out alterations comprising new wall

demolition, wall erection and opening addition. The eastern projection will allow a new large combined kitchen/dining area. The northern projection will be mainly for a utility room. On the first floor level, a wardrobe will be provided under the staircase of the rear bedroom leading to the loft. Such space under the roof will be converted for a dresser. The aim of the development is to upgrade and meet the living needs of the house occupiers. The intended use is in keeping with the residential purpose of the building.

The front porch will be altered as follows. A new door will be installed which will provide an enlarged opening. The door windows will be made of leaded glass. A new decorative bargeboard will be added and finial will be to all bargeboards to reflect old painting. The proposed works are well regarded as the resulting appearance will be nearer to its original fabric. The level of detailing on the extension openings will be accurate to the extent which the original features of the house will be replicated in the new development.

The wall treatment and joinery of the extension will match the existing external fabric of the house. The dark grey fibreglass will be new but it will not detract from the overall appearance of the property. The material schedule of the proposed outbuildings will deliver a more contemporary appearance. Timber cladding or cladding with timber effect will coat both enclosed swimming pool and garden room. The joinery will be made of dark grey UPVC or aluminium. The resulting appearance is deemed a good addition to the historic elements of the main property and its setting.

In summary, the proposed development will be in keeping with The Villa on the ground of scale and height. The purpose of the development will meet the functional needs of the house occupiers. The visual amenity will not result in harm as the proposed schedule material indicates otherwise. The development appearance will balance between the traditional and contemporary features. The porch alteration is deemed a good opportunity to revamp the decayed original fabric of the house. For these reasons, this application complies with the aforementioned policies on design, layout and impact upon the character of the local area.

Residential amenity

The swimming pool building will be set back 6 metres from the northern boundary with No. 87. Approximately 5.85 metres will be provided between the garden room and the eastern boundary onto New Road.

The apex height of both units range between 2.35 and 3.35 metres. The existing hedgerow and trees on the boundaries will screen most of the bulk. The house extension is single-storey and further away from adjacent land. Therefore, the proposals will not create any overbearing effect for the residents of the neighbouring properties.

As the curtilage is sizeable, the raised patio is located insofar as it will not create any overlooking effect onto the residents of adjacent properties. No detrimental noise and disturbance will be generated due to the proposed incidental use of both outbuildings.

Accordingly, 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).

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Sections 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.