DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0583-21**	**Applicant:**	**Mr D Goode**
Proposal:	Demolition of existing garden store and erection of extension		
Location:	48 New Road Sutton Bridge Spalding		
Terminal Date:	21st July 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
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 to demolish the existing storey to the side and erect a single storey side extension with a width of 14.8 metres. It would create a kitchen, utility room, a pantry and a w/c.

SITE DESCRIPTION

The property is a detached dwelling on located on New Road on Sutton Bridge. The dwelling is red brick built with render on the upper half and red roof tiles. To the front of the site is a driveway providing off-street parking provision for several vehicles. A large beech tree is located towards the west of the dwelling. The immediate area comprises large detached dwellings sitting on generous sized plots.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Sutton Bridge Parish Council
Support the application as it is in keeping with the street scene.

South Holland Internal Drainage Board
Any discharge proposed to a watercourse will require land drainage consent in line with the Drainage Board's byelaws 3 and 4.

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.

It is accepted that proposed extension would have a considerable side projection which cannot be considered subservient. However, the proposed extension is considered to be well designed and would maintain the character of the existing dwelling. The glazed link would make the extension appear as an outbuilding therefore it would not dominate the existing dwelling. The timber supports are also considered to be in keeping with the character of the existing house.

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 proposed development would not be visible to the neighbour to the north as it would be blocked by the applicants existing house. As such no unacceptable impact would result on this neighbour.

The closest neighbour to the proposed development is no.46 New Road located to the south-west of the application site. The proposed extension would infill the gap between the application site and this neighbour and sit close to the shared boundary with this neighbour.

Given the single storey nature of the extensions, their limited height and the relationship with this neighbour the proposed development would not result in any unacceptable overshadowing or overbearing impact.

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. It is unclear how many bedrooms the property has, however a maximum of 3no parking spaces would be required for the property which can be accommodated in the driveway to the front. As such the scheme complies with the parking standards.

Trees
There is one Beech Tree to the front of the site which is within falling distance of the proposed development. The Councils Tree Officer has not commented on the proposal, however, given the age of the tree and its prominence in the street scene it is considered worthy of protection. The application is supported by a Tree Survey & Arboricultural Impact Assessment which sets out the required tree protection measures. These are considered to be sufficient and in line with BS 5837:2012.

Drainage

South Holland Internal Drainage Board advised that any discharge proposed to a watercourse will require land drainage consent in line with the Drainage Board's byelaws 3 and 4. An informative has been attached to the planning decision advising the applicant of this.

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 and 3 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.