

## DECISION DELEGATED TO DEVELOPMENT MANAGER

**Application No:** H18-0614-20      **Applicant:** Mr & Mrs Sandercock

**Proposal:** Proposed single storey rear and porch extensions including internal alterations

**Location:** 136 Railway Lane South Sutton Bridge Spalding

**Terminal Date:** 25th September 2020

### Planning Policies

#### South East Lincolnshire Local Plan - Adopted: March 2019

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

#### National Guidance

#### National Planning Policy Framework 2019

Paragraph 127 of Section 12. Achieving well-designed places

### Representations:

|                | Object | Support | No Obj. | Comments |
|----------------|--------|---------|---------|----------|
| PARISH COUNCIL | 0      | 0       | 0       | 0        |
| WARD MEMBER    | 0      | 0       | 0       | 0        |

### CASE OFFICER ASSESSMENT

#### Proposal

This is a householder planning application that seeks permission for proposed single storey rear and porch extensions including internal alterations at 136 Railway Lane South, Sutton Bridge, Spalding.

#### Site Description

The area is purely residential. The site is part of ribbon development to the south of the built up area of Sutton Bridge. There is frontage development on each side of Railway Lane South between A17 (north) and Peter Point Road (south).

Two-storey houses, both semi-detached and detached, predominate the street scene in the northern part of the road whereas the application property is one of the bungalows that predominate the southern part of the road. There is somewhat a range of designs and appearances by the presence of different house types, render finishes, facing brickworks and roof layouts.

The property is a semi-detached bungalow. The site has an extensive drive area laid in gravel with turning point to the front and side of the dwelling. The bungalow benefits from a conservatory to the rear. Both adjoining the northern site boundary within the rear garden, a longer timber shed with large windows backs onto a detached flat roofed garage which is positioned after the conservatory. Decking extends the area between the conservatory and the garage. A slabbed path surrounds the footprint of the decking and the above-mentioned outbuildings. The remainder of the garden appears fairly wide and long. A 2 metre high timber fencing with concrete posts enclose the rear part of the site.

## **History**

H18-0883-80 - Residential development with access at former prefab site - Approved

H18-0103-83 - Residential development (8 plots) - Approved

## **Consultation Responses**

None

## **Planning Considerations**

### Principle of development

The site is out of the settlement boundaries of Sutton Bridge as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Thus, it lies on land designated as countryside. Irrespective of any spatial strategy consideration, the principle of developing house extensions 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.

The existing conservatory, decking and patio slabs will be removed in order to accommodate the proposed extension. It will project 6 metres from the original rear wall of the bungalow and will extend nearly the full width of the building. The apex height will be set 2.50 metres from the ground level, below the existing ridgeline. The eaves will be as high as those of the bungalow. With regards to the front porch, the footprint will be 2.88 metres wide and 1.62 metres deep. The maximum height will be approximately 3.83 metres. Having regard to the dimensions of the bungalow, it is concluded that the proposed extensions will be subservient to the host property in terms of scale, mass and bulk.

Internally, the existing partition wall between two rear bedrooms and hall walls will be demolished to create a long hall between the front lounge and the intended rear extension. The new extension will accommodate 2 no. additional bedrooms, one of them ensuite.

Both extensions will have an independent gable pitch and ridge which will merge appropriately with the bungalow roof. The pitch heights will be visibly lower than the ridgeline of the property which will reinforce the sense of scale and hierarchy of the new additions with the original fabric of the host property. The front porch will be set back 4.20 metres from the highway which is such a considerable distance given the limited bulk of the porch. Therefore, this front extension will not appear at odds with the wider street scene. The proposed materials for the entire development will be matching the existing ones in the property, thereby the visual amenity will not result altered.

In summary, the development is of subservient scale and height. The external appearance will blend well with the existing fabric of the bungalow. The aim of the proposals will meet the function needs of the dwelling occupiers and the use of the development will be in keeping with the residential nature of the building and the character of the local area. Therefore, the development proposal comply with the policies mentioned at the top of this section concerning design, layout and impact upon the character of the local area.

### Residential amenity

The rear extension will adjoin the southern boundary with No. 138. During the case officer's site inspection, one bedroom window was observed in close proximity to the boundary fence and the proposed extension might have impact the amenity of the users of such habitable room. Further assessment has been carried out in this regard. The frontage development extends from north to south. Both semi-detached bungalows are oriented to the east. The sun path will be from east (front part) to west (rear part) and therefore the proposed extension will not cast overshadowing onto No. 138.

The front porch will be separated 3.80 metres from the nearest boundary of the adjoining semi-detached property No. 138. In view of the limited scale and height of the porch, no detrimental impact will occur to the residents nearby by reason of the intended porch.

In summary, 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).

### Car parking provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for parking provision. 2 no. car parking spaces are at least required within the curtilage for dwellings with up to 3 bedrooms in order to prevent on-street parking. By reason of the development proposals, the total number of bedrooms will be 3.

The existing drive to the front and side of the property is visibly spacious to accommodate two cars for parking. Thus, this application accords with Appendix 6 of SELLP.

### **Conclusion**

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3 and 36 as well as Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Paragraph 127 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.