

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-0713-20 **Applicant:** Mr & Mrs A Putterill
Proposal: Extension & alterations including detached garage
Location: 174 Rookery Road Sutton Bridge Spalding
Terminal Date: 27th October 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 extension and alterations including detached garage at 174 Rookery Road, Sutton Bridge, Spalding.

Site Description

The site lies within the flat open fields that characterise the Fenlands landscape. It is approximately 3.76 km northwest of the built-up area of Sutton Bridge and 2.11 km west of the River Nene.

The property is a semi-detached two-storey old cottage. The other half of the semi-detached pair is No. 173. Further to the west, there is No. 179 which is a detached house with a large annexe. Further away, there are large outbuildings for agricultural use. Rookery Farm is opposite the road comprising a dwelling and further outbuildings.

History

None.

Consultation Responses

None.

Planning Considerations

Principle of development

The site lies on land designated countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension and a detached garage 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 property benefits from a single-storey party wall element projecting from the rear elevation shared with the adjacent semi-detached house No. 173. There is also a small lean-to element on the rear wall nearly adjoining the side wall of the building. By the looks of it, both elements might be potentially part of the original fabric of the old cottage.

The party-wall element currently accommodates a utility room which is accessed from the kitchen and also a store room. The proposed extension will project 1.55 metres from its eastern wall. Whereas the apex height will remain, the height of the eaves will be marginally increased from 2.18 to 2.27 metres. With regards to the detached garage, the outbuilding will be 6.20 metres wide, 6.15 metres deep and 2.40 metres high. The eaves will be 1.20 metres high. Having regard to the dimensions of the cottage, the development will appear subservient to the host property in terms of scale, mass and bulk.

The front elevation of the garage will be aligned with the rear wall of the cottage and the full outbuilding will be set 2.5 metres from the side wall of the house. The separation distances of the proposed extension and detached garage with the rear site boundary will range between 11.4 and 12.9 metres. Thus, the development will sit well on the residential plot and sufficient outdoor amenity area will be provided after carrying out the proposals.

A 18 degree hip pitched roof will be formed on top of the entire party wall element comprising the minor extension. The gable pitch of the garage will be at a higher position from the ground levels but it will not appear at odds with the surrounding buildings.

Forest Grey Cedral cladding will be applied on the external walls of the development. Roof tiles will match those existing in the cottage and fenestration will be light grey UPVC. The dark colour and

compact texture of the cladding will interestingly contrast with the soft white paint on the cottage walls insofar as it will provide variety to the original fabric in a sympathetic manner.

In summary, the development is of an acceptable scale and height with the surrounding building. The external appearance will be sympathetic with the existing fabric of the dwellinghouse. The aim of the proposals will meet the functional 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 proposed extension will not exceed the depth of the existing rear wall of the party-wall element, thereby no visual impact will occur to the residents of the adjacent property No. 173.

The detached garage will be positioned approximately 11 metres from the boundary adjoining the curtilage of No. 173. At such distance, no impact will be created to the residents of that property. No fenestration is proposed facing the curtilage of No. 173, thereby no overlooking effect will occur by reason of the development layout.

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 conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

A garage can count as one space if it is 2.6m x 5.6m internal width. The proposed internal dimensions of the detached garage are 5.34 x 5.46 metres. Therefore, two cars can be parked inside the garage.

It is unknown the number of bedrooms that the house has. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage as per Appendix 6 of SELLP, 2019. Should the cottage have 4 bedrooms, three cars can be easily accommodated within the curtilage. Two of them inside the new garage and one further on the driveway.

In summary, the development proposals provide minimum car parking standards and comply with Appendix 6 of SELLP, 2019.

Conclusion

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