DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H18-0758-22**	**Applicant:**	**Ms A Farley**
Proposal:	Side and rear extension, internal alterations and rendering of existing dwelling		
Location:	Fenacre Farm 92 Peters Point Road Sutton Bridge		
Terminal Date:	29th September 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

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 application seeking permission for two storey side and single storey rear extensions, internal alterations and rendering of existing dwelling. On the ground floor a kitchen, living room, bedroom and a wet room would be created. On the first floor a master bedroom with an

en-suite bathroom and dressing area would be created. The side extension would measure 10.4 metres (width) x 5.9 metres (depth). The rear extension would measure 5.3 metres (depth) x 5.8 metres (width). The rear extension would be cladded and the side extension along with the existing dwelling would be rendered. All other external materials would match the existing dwelling.

SITE DESCRIPTION

The site is located on Peters Point Road in Sutton Bridge. It is outside any defined settlement boundary and within the open countryside. The site is a small agricultural holding within a sizeable curtilage. In addition to the residential property, there is an L shaped old barn, large high timber barn, timber shed and kennels. The remainder of the land is laid in grass and the drive in gravel. Laurel mature hedges are along the front boundary with post and rail fencing and shrubs are on both sides of the curtilage.

RELEVANT PLANNING HISTORY

H18-1182-19 - Proposed extension and alterations - Approved

H18-0383-11 - Proposed two-storey extension - Approved

H18-0769-04 - Two-storey extension to front of property - Approved

REPRESENTATIONS

No representations received.

PLANNING CONSIDERATIONS

Principle of development

The site is outside any defined settlement boundary, however, the proposed extensions would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse 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.

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 side extension is not considered subservient, especially given its width and ridge height, however, given the fact it would sit well within the site and a significant distance from the front boundary it would not be overly prominent in the street scene. In addition, there is no strong built character in the immediate vicinity therefore it could not reasonably be argued that the extension is out of character. Its design is considered sympathetic with the roof design following the shape of the existing roof. The proposal to render the extension and the existing dwelling would ensure there isn't a mismatch of old and new.

The rear extension is considered proportionate and sympathetic to the existing dwelling. Sufficient outdoor amenity space would be retained therefore it would not result in overdevelopment of the site. The extension would be cladded which is considered to be an acceptable contrast to the render and in keeping with the rural setting of the dwelling. All other external materials would match the existing dwelling, therefore the extension would be in keeping with the character of the existing dwelling.

Details of the proposed render and cladding have not been specified, however, these can be secured via a condition.

The proposed development is therefore considered to comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

There is only one immediate neighbour located to the east of the site and the closest part of the proposed development would be sited some 18 metres from the shared boundary with this neighbour. This separation distance is considered sufficient as to not result in an overbearing impact or unacceptable overshadowing.

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) 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 2 to 4 therefore the parking requirement for the site would also increase to 3no spaces. The site benefits from ample parking to the front/side which would be retained. 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, amenity of nearby residents or result in highway implications. 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 1, 2, 3, 28 and 36 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 15 of the National Planning Policy Framework (2021).

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.