

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-1073-20 **Applicant:** Mr & Mrs Rawnsley
Proposal: Proposed single storey rear extension and alterations
Location: 10 Falklands Road Sutton Bridge Spalding
Terminal Date: 22nd January 2021

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

Paragraph 127 (Section 12. Achieving well-designed places)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed single storey rear extension and alterations to the property at 10 Falklands Road, Sutton Bridge, Spalding.

Site Description

The site is within the built-up area of Long Sutton. The property is one of the multiple dwellings that were built in the 1900s forming part of a major urban extension to the historic core of the village. The area therefore is predominantly residential.

The street scene is highly varied in housing types, designs and appearances. The property is a two-

storey detached 'brick-and-tile' house. It benefits from a detached gable pitched garage which is positioned after the rear wall and off the south-eastern elevation. This outbuilding is currently used for storage though.

The rear garden is of decent size and mostly laid in grass. It hosts two domestic timber sheds and some garden paraphernalia. An approximately 4 metre high dense and mature hedge enclose the garden and obscure heavily the rear space of the plot from adjacent land. However, instead of hedge, a 2 metre high timber closeboard fence is along the first metres of the north-western boundary from the rear house wall.

History

H09-0634-20 - Single storey rear extensions - Approved

Consultation Responses

Holbeach Parish Council

No observation.

Cllr C J T H Brewis

Requests for consulting neighbours living in the properties on each side of the application site.

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. Irrespective of spatial strategy considerations, the principle of developing a house extension that is incidental to the enjoyment of a dwelling house is acceptable.

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. 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 extension would protrude nearly 8 metres from the original rear wall of the house and would extend 4.27 metres in width. The apex height is approximately 3.60 metres. The footprint would be marginally set back from the north-western side elevation of the property.

Having regarded to the dimensions of the house, it is considered that the development would be subservient to the host property in terms of scale, mass and bulk.

A gable pitch roof would be formed on top of the intended extension. It would relate well with the hip roof of the house. The external materials of the development would match generally with those in the property. Fenestration and rainwater goods would be also UPVC in white colour. This would contrast with the those existing in dark brown, but no unacceptable harm consequently would occur to the visual amenity.

Internally, the development would allow the householders to gain further floorspace to enlarge and create an open space for living and dining room. The current rear sliding doors near the north-western corner of the house would be removed and the opening would become internal with no door to provides access between kitchen and the new space.

The proposed fenestration layout would be appropriately designed. Each opening would be proportionally spaced out each other. There would window of a range of sizes and types. It is worthy to consider the suitability of three roof lights to enhance the levels of daylight enjoyment.

Residential amenity

Paragraph 127 of NPPF (2019) states establishes that planning decisions should create places with a high standard of amenity for existing and future users. Echoing this provision, Policies 2 and 3 of SELLP (2019) set out residential amenity as one the key considerations of development management.

The height of the proposed extension would be subservient to the host property. The other nearest properties are No. 12 Falklands Road and No. 2 Stanley Drive. However, the footprints of the dwellings are separated from the development in the region of 13 metres and 17 metres respectively. Immediately beyond the fence and hedge of the application site, there are the private gardens of such properties.

Planning balance

The scale and height of the extension would be proportionate with the host property. The proposed gable pitched roof will relate well with the main roof of the house. New external materials would match mostly those existing to the current fabric of the property. The contrast between the existing dark brown UPVC fenestration and rainwater goods and those proposed in white is not deemed adverse to the visual amenity. The purpose of the development is in keeping with the residential use of the building and its setting. Given the site context, no harm would occur upon the amenity of other residents.

In summary, any adverse impact of granting permission to the proposals would significantly and demonstrably outweigh the benefits of doing so, when assessed against planning policies taken as a whole.

Conclusion

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.

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 Paragraph 127 of the National Planning Policy Framework (NPPF), 2019.

No neighbour representation has been received after notifying the residents of adjacent properties following the Ward Member's request.

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.