DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-0239-21**	**Applicant:**	**Mr & Mrs J Fletcher**
Proposal:	Proposed side extension & alterations		
Location:	201 Broadgate Road Sutton St Edmund Spalding		
Terminal Date:	4th May 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

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed side extension & alterations to the dwelling at 201 Broadgate, Sutton St Edmund, Spalding.

Site Description

The area is purely countryside. Vast agricultural fields and drains extend across the area.

The site is rectangular and long and forms part of a small cluster of 3 residential properties. The dwelling bungalow built circa 1980s. To the rear, there is a domestic garden and further away, paddock land and plenty of outbuildings.
To the north, there is a large agricultural field. To the south, The Lillys which is one further bungalow.

History

H19-0423-15 - Proposed single-storey rear extension - Approved

H19-0991-12 - Car port for horse transporter (retrospective) - Approved

Consultation Responses

North Level IDB

No objection.

Planning Considerations

Principle of development

The site is within the countryside as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial planning considerations, the principle of developing an extension that is incidental to the enjoyment of a dwelling is acceptable subject to further material planning considerations.

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. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed extension would protrude 6 metres from the northern side wall of the bungalow. The width would be up to 6.10 metres. The proposal would also appear a continuation/enlargement of the rear elevation. The apex height would be in the region of 4.20 which would be approximately 1 metre below the ridgeline. Having regard to the dimensions of the bungalow, it is concluded that the development would be subservient to the host property.

A gable pitched roof would be formed on top of the extension with the end facing northwards. The roof layout would enhance the design of the property and prevent the opportunity to form an additional flat roof which might somewhat diminish the standards of the entire property.

A gabled glazing feature would be incorporated to the northern wall of the house enlargement. The remainder of the external walls and other material would match those existing in the host building. On balance, the appearance would be in keeping with the existing fabric with an additional element that would make it slightly more contemporary.

Internally, the extension seeks further floorspace to create a large open kitchen/seating with some snug space onto the gable glazing. The nature of the development would be in line with the residential use of the property.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) 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 no other residential property in the proximity of the proposed development. No overlooking effect is anticipated through the gabled window as there is only agricultural land opposing this opening.

Planning Balance

The principle of an extension and alterations that are incidental to the enjoyment of a dwelling is acceptable.

The scale and height of the extension is subservient to the host building. The design and appearance would enhance the current standards of the property. No harm upon the amenity of other residents would occur in light of the lack of properties adjoining the development.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the 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 above, this application accords with Policies 1, 2, 3 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).

Accordingly, it is recommended to approve this 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.