

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0300-20 **Applicant:** Mr & Mrs Grainger
Proposal: Proposed front extension and garage conversion
Location: Segdefield 290 Broadgate Road Sutton St Edmund
Terminal Date: 10th July 2020

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	1	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed front extension and garage conversion to Sedgfield, 290 Broadgate Road, Sutton St Edmund, Spalding.

Site Description

The site is an end-of-row plot on the eastern side of Broadgate Road. The adjacent land to the north is vacant and further away there is another row of detached dwellings. The site is within the linear form of the built-up area of Sutton St Edmund. The majority of the dwellings are detached buildings with a variety of appearances, designs and ages because each plot was individually designed. The character of the area is residential within a wider rural setting.

The property is a bungalow built in the mid-1980s which was one of the dwellings of the scheme approved under H19-0439-85. The front part of the site is a spacious driveway and parking area laid in gravel. There is a mix of conifer and leylandii hedges on the front boundary as well as the first metres of the northern boundary. A timber closeboard fence is on the southern boundary, approximately 1 metre high in the first metres and nearly 2 metre high on the remainder length.

History

H19-0439-85 - Erection of three (3) detached dwellings with garages - Approved

Consultation Responses

Sutton St Edmund Parish Council

No objection.

South Holland IDB

No comments.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Sutton St Edmund as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension that is 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 bungalow has a L shape. The proposed extension will entail a material increase of 4 metres projecting outwards from the most protruding part of the front elevation. The width as well as the height of this extension will be as much as those existing in the property. In view of such dimensions, it is concluded that the development will appear subservient to the host property in terms of scale, mass and bulk. Moreover, the material increase is such that it will sit well within the site layout without creating any adverse effect on the plot such as a cramped form of development.

Internal work such as wall demolition, bricking up, wall erection and new opening are proposed to integrate the new spaces with the existing ones and ensure access among them. After carrying out the extension, the current family room will be converted into two bedrooms, one of them ensuite, and the cupboard and hall will be enlarged and repositioned within the front part of the bungalow. The existing garage will be converted in order to gain further floorspace to create a large living room that will back onto the rear garden and a private gym adjoining the front elevation. The proposed works will represent internally an additional gym room and the creation of more spacious bedrooms and communal spaces. The use of the new rooms will remain in keeping with the residential use of

the building and the proposal are aimed to enhance functionally the enjoyment of the bungalow occupiers.

An enlargement of the gable roof will be undertaken to cover the extension. The garage door will be replaced for a tantamount window after bricking up. The external materials are confirmed to match those existing in the property. Thus, the form of development will appear fully integrated with the host property without any adverse impact to the visual amenity.

In summary, the design and layout of the proposals will be in keeping with the bungalow as it stands. The development therefore will accord with the aforementioned policies concerned on design, layout and impact upon the local character of the area.

Car parking provision

Appendix 6 of SELLP (2019) sets out the minimum standards of parking provision for new development. After carrying out the proposals, the number of bedroom will be 3. The appendix states that 2 spaces should be provided for dwellings with up to 3 bedrooms. The resulting drive area after developing the extension will be able to accommodate two car parking spaces. There will be still adequate vehicle parking space available in light of the fact that the garage is to be converted and therefore the proposals comply with Appendix 6 of SELLP (2019).

Residential amenity

The material increase of the front extension is clearly subservient to the host property. It is not excessive in terms of footprint, scale and height. No overbearing impact of loss of light will take place in the eyes of neighbours living nearby. As such, no adverse impact upon the street scene will occur although the existing boundary treatment will conceal significantly the extension.

There are new openings on the external walls but the views through them will be on the ground level and the existing fencing and hedges will prevent any overlooking effect to the adjacent property to the south, No. 288.

For these reasons, the amenity of residents of the applicant's property as well as adjacent dwellings will be not significantly undermined in account of the proposed works. The development therefore 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).

Flood risk and drainage

Policy 4 of SELLP is concerned on flood risk management and states that new development will be permitted if appropriate flood resistance and resilience measures are proposed (criterion c); incorporates the use of Sustainable Drainage Systems (SuDS) (criterion e); and demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development (criterion g).

No details of the surface water management neither foul water disposal have been submitted with this application. However, the surrounding floor surface of the extension is laid in gravel. The levels of porosity would be adequate in relation to the scale of the development. However, the suitability of the drainage details will be assessed and subsequently approved at a later stage by SHDC Building Control.

Conclusion

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 as well as Section 12 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.