DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H19-0417-23**	**Applicant:**	**Mr & Mrs S Noble**
Proposal:	Demolition of rear element of dwelling, including later additions and erection of rear two storey side and rear extension		
Location:	Chapel End School House 226 Broadgate Road Sutton St Edmund		
Terminal Date:	28th June 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

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 proposal is a householder application seeking permission for the demolition of rear element of dwelling, including later additions and erection of rear two storey side and rear extension. On the ground floor the extension will measure at 14727.5mm (north width), 7640mm (south width),

4040mm (east length) and 10832mm (east length). The first floor section will be 9890mm (north width), 7610mm (south width) and 14872mm (east length).

Site Description

The site is within the settlement boundaries of Sutton St Edmund, as outlined within the South-East Lincolnshire Local Plan, 2019 (SELLP). It is to the South of Sutton St Edmund and on the edge of the boundary. The dwelling is currently run down and unoccupied and appears to have been in this way for many years now. The grass at the front and rear garden is overgrown and has many trees around the property. In the rear garden there is a metal shed with rubbish inside and there is also a small caravan which is also overgrown. It is around 15 metres from the road and has a small metal fence around the front of the property with a fence around the northern and eastern sides.

History

No relevant planning history.

Consultation Responses

North Level Internal Drainage Board

No observations

Planning Considerations

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, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. 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 materials being used for the development are all in keeping with the existing dwelling. The wall will be red facing brickwork, the roof will be brown pantile, the windows will be white painted timber and the doors will be painted timber, in multiple colours. This is matching to the existing dwelling and ensure that it is in keeping with this, the extension will therefore blend in to the house itself and ensure that it doesn't create any visual discrepancies. This will also be of similar materials to what the other houses down the road are made of.

On the ground floor the rear of the existing dwelling will be demolished to make way for the proposed extension. The existing kitchen, rear hall, annex living room, annex bedroom and bathroom will all be demolished. The side and rear extension for the ground floor will measure at 14727.5mm (north width), 7640mm (south width), 4040mm (east length) and 10832mm (east length) with the total length of the rear measuring at 14872mm. It will protrude from the north by 4040mm and 1314mm to the south. Within the ground floor extension there will be the addition of seven new rooms. The existing carport that is on the northern elevation will be replaced with a garage that will be connected to the house however it will be situated a few metres back from the principle elevation of the dwelling, the garage will measure 5735mm by 3279.5mm internally. Along the northern side of the property there will also be a W/C, pantry and a study at the rear. The study will have a window in the roof to allow light in and a set of bi-fold doors to allow access into the rear garden. Directly adjacent to this there will be a new open plan kitchen/dining room which is 5722.5mm by 6847.5mm, there will also be a set on bi-fold doors in this area. Finally, on the southern side of the extension there will be a utility room and a sitting room, the sitting room will have a set of French doors that will open into the garden also. It can be considered that these measurements are proportionate to the dwelling as it will be of a similar size to the existing extension and can be seen as acceptable when compared to this.

The first floor extension will demolish a bedroom at the rear alongside a bathroom, the two bedrooms at the front will remain however they will face some alterations. This extension will measure at 9890mm (north width), 7640mm (south width) and a total length of 14872mm (east), it protrudes from the north and south elevations at the same distances to the ground floor extension (4040mm north & 1314mm south). There will be a total of nine new rooms being added to the first

floor. As an addition to the existing bedrooms at the front of the property there will be en-suites being added on and a walk in wardrobe being added to the southern bedroom. There will be two new bedrooms and both of these will have en-suites with one having a walk in wardrobe. This wardrobe will act as an entrance into 'Bedroom 1'. At the rear of the property there is also the new addition of a hobby room which can be used by all the residents for any purpose, this room will be 3095mm (width) and 3472.5mm (length). On the southern side of the extension there is the addition of windows in the roof to allow light and prevent any concerns of overlooking. The height of this extension will be the same height as the existing dwelling itself and therefore these measurements can also be considered acceptable and proportionate.

The overall design of the extension is in keeping with the area and therefore this is considered to be in accordance to Policies 2 & 3 of the SELLP and Section 12 of the NPPF.

Impacts Upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed windows on the first floor extension will face no issues regarding overlooking onto neighbouring properties. There are no windows on the northern elevation on the second storey of the dwelling and this is the only direction in which there is a dwelling situated, this means that there will be no issues regarding overlooking directly into No. 228 Broadgate Road. There will be new windows being added onto the rear of the dwelling plus the addition of bi-fold & French doors, there is a distance of 16874mm to the rear boundary which is the direction these windows will be facing. There are no dwellings in this direction so there will not be any issues again from overlooking. Similarly to the eastern windows, on the southern elevation there will be new windows being added on however in this direction there is currently a farming field.

The distance between the proposed extension and the boundary on the northern elevation is 332mm, although there is a minimal distance between the proposal and the northern curtilage, the positioning of the extension means that no significant shadow would be cast onto the neighbour to the north. The positioning of the development means that throughout the day, no shade will be cast upon neighbouring properties and therefore there will be no issues caused by the extension regarding overshadowing.

Parking Provision

Following the addition of a bedroom on the first floor extension, they will need to follow Policy 36, Appendix 6 of the SELLP 2019. This sets out the minimum requirements for car parking provision. No. 3 spaces must be provided within the curtilage for dwellings with up to 4 bedrooms. It can be considered that the driveway along with the garage provides enough parking for the residents and therefore is in accordance with Policy 36, Appendix 6.

Planning Balance

The proposed demolition of rear element of dwelling, including later additions and erection of rear two storey side and rear extension will not materially harm the character or appearance of the area. There should be minimal impact of overshadowing or overlooking. The design, layout, size and scale will match the surrounding area and ensure that there is no impact on the locality.

This proposal is therefore considered to be in accordance with Policies 2, 3 & 36 Appendix 6 of the SELLP and Section 12 of the NPPF.

Conclusion

The recommendation is for delegated approval.

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.