

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0556-20 **Applicant:** Ms P Raphael

Proposal: Conversion and alterations of ground and first floor storage space to create 2 bed annexe ancillary to existing dwelling

Location: Falcon House 242 Lutton Gate Road Sutton St Edmund

Terminal Date: 7th September 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for the conversion and alteration of ground and first floor storage space to create a 2 bed annexe ancillary to the existing dwelling at Falcon House, 242 Lutton Gate Road.

The submitted plans show that the annexe would comprise of an open plan kitchen, lounge and dining area as well as disabled shower room and a bedroom at ground floor, and a snug, ensuite

and bedroom at first floor. The annexe would be connected to the existing dwelling via a lobby.

Site Description

The property is a detached dwelling situated north west of Sutton St Edmund. The dwelling is remote and surrounded mostly by agricultural land. The closest neighbouring dwelling is to the north west on the opposite side of the road (Yarwood Hall).

The front of the property is gated and is also surrounded by mature hedging as the boundary treatment. There is a large gravelled driveway at the front of the dwelling and it is well set back from the main road within a large plot.

History

H19-0863-10- Approved 08-12-10- Alterations to property to provide additional living accommodation including dormer windows.

H19-0831-07- Approved 07-08-07- Proposed lounge reconstruction and extension

H19-1404-06- Approved 01-12-06- Change of use of stables and garden store to bed and breakfast accommodation.

H19-0537-03- Approved 24-06-03- Two storey side extension to link to adjacent garage and erection of rear conservatory.

H19-1086-02- Approved 28-11-02- Construction of side extension, link between existing dwelling and garage, plus rear conservatory.

H19-0907-02- Approved 13-09-02- Extension to dwelling

H19-1192-99- Approved 01-02-00- Use of agricultural land for pony paddock

H19-1193-99- Approved 11-01-00- Waste storage and disposal details

H19-0849-99- Approved 17-11-99- Erection of a stable block and garden store

Consultation Responses

Planning Considerations

Size and Scale/ Layout and Design

The proposed development to the dwelling at 242 Luttongate Road would mostly entail internal alterations of the existing building. The north west (front) section of the ground floor is proposed to stay as stable and storage space. The north east section of the ground floor will be converted to an open plan living/dining and kitchen space, with bi fold doors to the north east, facing the rear garden. A new doorway will be added to the south of the new living space and also to the north section of the existing utility room. This layout is considered to be an acceptable space for an annex with two bedrooms off of the main dwelling.

The existing staircase in the ground floor storage area will be removed and a new staircase will be inserted further south in the new living/dining and kitchen area.

To the west of the existing lobby and entrance a disabled shower room with a new window will be created. This will be adjacent to the proposed ground floor bedroom on the western elevation, which will part of the double garage and have a new window in replacement of the garage door.

The proposed first floor plan shows an additional bedroom in the existing storage space, with a snug area to the eastern (rear) part of the first floor and an ensuite bathroom. Two additional dormer windows are proposed to the northern elevation on the first floor. Additionally the first floor bedroom will have two french doors to both the western and eastern elevations, both adding a balcony space with new glass and steel cantilevered balcony.

Although the annexe would be relatively large (providing two bedrooms), the property itself is also

sizeable and overall the scale would not be at odds with the host dwelling. The agent has confirmed that the proposed annexe will be used for two family members. However, a condition can be added to ensure that the annexe is not sold or let off separately.

Taking the above into account, the proposal is considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan and Section 12 in the NPPF, 2019 in terms of design, layout and scale.

Impact upon Residential Amenity

The proposed development would not have a detrimental impact upon the residential amenity of occupants of other properties. The dwelling is situated on a very spacious plot and there is only one other property closeby which is on the opposite side of the road and approx 70m away. Therefore it is considered that the works proposed to be undertaken to this dwelling would not cause any detrimental impacts in terms of overlooking, overshadowing and being overbearing.

Taking the above into account, the proposed development is considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Conclusion

In light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for a 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.