

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H20-0027-19 **Applicant:** The Little Chippy
Proposal: External alterations
Location: The Little Chippy 46 Chapelgate Sutton St James
Terminal Date: 7th March 2019

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

This is an application for external alterations at The Little Chippy, 46 Chapelgate, Sutton St James. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to rebuild a parapet including 4 extra courses for new roof for the part of the site forming the chip shop. Materials of construction are to match those of the existing building and will be conditioned as such. Planning permission was granted for change of use to a Fish & Chip Shop under H20-0721-94. The site was previously in operation as such, therefore the change of use has been instigated.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. The new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development.

Sutton St James Parish Council supports the proposal and requests "that a litter bin is supplied and cleared on a regular basis by the owners." This is not a matter that can be conditioned and would be at the discretion of the operators of the site. This is because the highway to the front of the building is not in the ownership of the applicant, in addition a small litter bin is already provided on a lamppost to the front of the proposal site.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from the minor increase in height to the building. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.