

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H20-0385-19 **Applicant:** Mrs T Collins
Proposal: Proposed single-storey side extension to form annexe
Location: Robins Nest 22 Broadgate Road Sutton St James
Terminal Date: 5th June 2019

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed single storey side extension to form annexe to the property at Robins Nest, 22 Broadgate Road, Sutton St James, Spalding.

Site Description

The surroundings of the site are characterised by residential development. Detached houses within rectangular fairly spacious plots are arranged on both sides of the road forming ribbon development. Whilst the properties opposite the road are individually designed dwellings of various appearances, ages and types, the application's property is a bungalow part of a residential scheme developed circa 1980s comprising No.22 to 32.

To the front of the house there is a 9 metre deep concrete driveway. A garage is on the northern-east side elevation towards the rear and a carport to the front.

History

None

Consultation Responses

Sutton St James Parish Council

This Parish Council supports the above application.

Planning Considerations

Principle of development

The site location is within the settlement boundaries of Sutton St James as set out in the Inset Map 24 of South East Lincolnshire Local Plan, 2019. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The annex would protrude approximately 4.26 metres from the northern-east side elevation. It would measure roughly 10 metres in depth and 4 metres in apex height. The porch would amount to 3.53 square metres of external floor space. Its maximum height would be 3.43 metres. Having also regard to the dimensions of the house, it is concluded that the development would be subservient to the host property in terms of scale, massing and bulking.

Design and layout

The floor layout plans show that the annex would comprise a combined kitchen/living area, one bathroom and one bedroom. The porch would connect the annex with the remainder of the house. The purpose of the annex is to provide self-contained accommodation for one of the applicant's aged relatives which is considered acceptable given the existing scale and use of the building.

The development would contain two gable pitched roofs, one for the porch and the other one for the annex. The roof style would match the existing in the dwelling. The porch pitch would be under that of the annex and one of the roof slope would be aligned with the annex roof. Both new pitches would fall under the height of the existing main roof of the property. The massing of the extension is visibly set back from the principal elevation of the bungalow which would provide a sense of scale and hierarchy of the form of development with the host property.

The proposal would include two car parking spaces and one to the front of the porch. The total number of spaces would not be altered since there is currently room available for 3 no. car parking spaces.

Facing brickwork on the walls, concrete pantiles and white UPVC are confirmed to be the external materials of the intended development. The visual amenity of the property and built environment in the immediacy would not result significantly altered. The appearance would be in keeping with the character of the area.

Impact upon the amenity

The current boundary treatment comprises a low timber fence and well-maintained hedgerow on the southern-west boundary and a 2 metre high timber close board fence on the opposite boundary of the plot.

The nearest property to the development is No.20. It is a bungalow set back further from the road and set at an angle with a separation distance to the northern-east boundary ranging between 7.65 and 1.65 metres from front to rear.

There is no opening on the side elevation facing No. 20. However, given the single-nature of the development and the timber fence on the boundary, no overlooking effect would be likely. The roof slope with 4 no. roof lights on it would be the most visible part of the development for the residents living at No. 20. This is not considered to cause such detrimental visual impact to undermine the amenity standards of these neighbours.

The location of the annex and porch is stepped back from the front elevation, thus the visibility of the development from the road would be low and the wider street scene would not be affected. The arrival of the annex occupier would not add more pressure to the amenity standards of the existing residents of the host property. The number of the bedrooms and overall the size of the dwelling is discreet.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore 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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.