

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H20-0415-20 **Applicant:** Mr S Crunkhorn & Ms G Kipling

Proposal: Extensions and alterations to existing house including new garage

Location: Manor House Broadgate Sutton St James

Terminal Date: 27th August 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for extensions and alterations to

existing house including new garage at Manor House, Broadgate, Sutton St James, Spalding.

The extension will be located on the rear elevation of the dwellinghouse and the garage would have the form of an outbuilding within the rear garden.

Site Description

The site is the last plot of the linear development along Broadgate. The area is residential within a wider rural location characterised by Fenland flat open fields and a network of drains.

In conjunction with the sites of neighbouring properties No. 48 and 46, the residential curtilage is sizeable whereas the remainder of plots across the frontage are further modest in scale. A certain mixture of ages and appearance has been observed on the street scene albeit all dwellings are bungalow excepting the application building.

The dwelling is a large two-storey detached 'farm type' house. A wide gravelled drive runs to the north-east of the property which lead to a gable pitched outbuilding of similar appearance to the house (approved under H20-0736-93).

The original house benefits from a subsequent two-storey rear extension and a lean-to element on the north-eastern side elevation. One dual pitched element considerably shorter in height is added to the rear of the two-storey extension.

The rear garden is laid in lawn and of significant size. Both front and south-western boundaries of the site are heavily screened by mature trees and shrubs. The rear boundary is slightly screened which backs onto open fields.

History

H20-0339-89 - Granny Annexe, double garage, games room and garden wall - Approved

H20-0736-93 - Double garage and two bedroom annexe - Approved

H20-0909-94 - Details of roof tiles (reclaimed (or new) grey slate tiles to match existing) - Condition 3 of H20/0736/93 - Approved

Consultation Responses

Sutton St James Parish Council

Expresses reservations regarding the size of the garage (more like a business workshop or possible new dwelling), but does not object.

South Holland IDB

No objection.

It is reminded that the proposals should comply with Board Byelaws and other legislation.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Sutton St James as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of developing an extension and outbuilding that are 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 width of proposed extension would extend from the south-western wall of the double pitched single-storey element to the north-eastern wall of the two-storey rear extension. The development would project 4 metres from the single-storey element onto the garden. The apex height will be 4.30 metres which will clearly appear subservient to the two-storey extension and, in turn, to the original dwellinghouse. Likewise, the 1.90 metre high eaves of the extension will be in proportion to the remainder of the eaves of the property. For these reasons, the intended extension will constitute a subservient enlargement to the host property in terms of scale, mass and bulk.

The proposed outbuilding will be 13.02 metres deep, 8.42 metres wide and 5.30 high. The scale will be large for the intended use as a garage albeit still commensurate overall with its sitting in terms of the scale of the dwelling and size of the plot.

The resulting footprint of the extension will be easily accommodated within the rear garden. The proposed garage will be 1.10 metre set back from the south-western boundary and 6 metres from the nearest point of the rear extension. Paving slabs will be laid from the existing patio of the outbuilding to the new extension. A gravelled drive will be formed from the patio to ensure that motor vehicles run smoothly from and to the proposed garage.

The amount of paved surface is not significant given the spacious rear garden which will remain grassed. Two trees on the south-western boundary will be removed to prevent canopy encroachment onto the roof of the proposed outbuilding. They are not significant in terms of conservation and views on the site will remain fairly obscured from the adjacent land.

The reason of developing the extension is to create a sun lounge accessed from the existing snug room which is accommodated within the double pitched single-storey rear element. The outbuilding is intended mainly for garage space. Additional storage will be provided along one of the side elevation of the structure. The aim of the development therefore will be in accordance with the residential use of the site and also the character of the local area.

A crossed gable roof will be formed on top of the rear extension. Three gable windows will be opened, one per each elevation. A traditional gable roof is proposed for the garage. The pitch will be fairly high and the eaves of the outbuilding proportionally short. The roof style will coherently blend with the mixture of roof layouts observed across the site, from the lean-to roof to the catslide of the two-storey rear element.

The extension will be constructed externally with facing brickwork and slate roof tiles matching the existing in the property. These materials will be also present in the outbuilding although dark stained or fibre cement fake is proposed to dominate the structure across all elevation. Such addition will provide a more contemporary appearance that is deemed to be sympathetic with the prevailing brickwork and slate tiles.

In summary, the development will be proportionally appropriate with the dwelling house and other buildings on site. The design and layout will be sympathetic with the existing materials and overall rustic appearance of the locality. It is considered that the proposal will serve the functional needs of the householders. Thus, the proposal comply with the aforementioned policies concerning design, layout and impact upon the character of the local area.

Residential amenity

The outbuilding is positioned near the south-western boundary of the site. The adjacent land is vacant. In any case, no overlooking would occur since there is no opening facing south-west and the upper side of the building will be mainly a roof slope. No overlooking would occur through two little garage windows having also regard to the hedge which obscure views on this part of the site.

The proposed rear extension will run in parallel with the first 4 metres of the existing outbuilding. The separation distance will be approximately 2.80 metres. A row of windows will be formed on the north-eastern elevation of the extension. A single panel door with windows and a three panel window would be on the opposing elevation of the extension. Both openings serve a garage space.

As it is not habitable, no significant overlooking effect will occur between the extension and this part of the current outbuilding.

Therefore, the development 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).

Highway safety and parking provision

The proposals will not entail the increase of bedrooms, thereby no impact on the car parking provision. In any case, the current driveway is spacious enough to accommodate three cars which is the highest number of the minimum requirements for car parking provision as per Appendix 6 of SELLP, 2019.

The proposed drive for the new garage is private and therefore the County Highways Council has not been consulted. The layout and surface of the drive appear sufficiently adequate to serve access to the proposed garage from the existing driveway.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 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 xxx 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.