DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H20-0550-23**	**Applicant:**	**Mr & Mrs A Mann**
Proposal:	Proposed Single Storey Side Extension		
Location:	Grooms Haven 68 Jarvis Gate Sutton St James		
Terminal Date:	9th August 2023		

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 2021

Section 12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed single storey side extension at Grooms Haven, 68 Jarvis Gate. The extension will protrude from the side of the property by 3.7m

and has a total length of 13.5m and will be slightly wider at the rear protruding 1.6m from the rear of the extension.

Site Description

The site is located outside the settlement boundary of Sutton St James as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is a bungalow with a large gravel drive with a hedge feature in the centre. It is made of bricks with a tiled roof and white uPVC windows, the guttering and facias are made of black uPVC with a small porch at the front .To the south of the property there is a large store attached to the main dwelling which will be demolished to make room for the proposed single storey extension. Surrounding the property there is a row of high hedges acting as boundary treatments with a set of gates in front of the drive. The property is in the middle of fields, which is a common feature for the area, one of which is owned by the residents at Grooms Haven

History

H20-0710-90 - Erection of bungalow - Refused

H20-0769-90 - Siting of mobile home - Approved

H20-0248-91 - Erection of bungalow in connection with agriculture - Approved

H20-0812-92 - Details of landscaping and extra protected cropping in respect of conditions 3 & 5 (H20-0248-91) - Approved

H20-1075-92 - Siting of mobile home - Approved

H20-0687-96 - Continuation of siting of mobile home (renewal of H20-1075-92) - Approved

H20-0737-00 - Erection of a single storey side extension (retrospective) - Approved

H20-0508-18 - Occupation of dwelling by persons not employed in agriculture (Condition 2 of H20-0248-91) - Approved

Consultation Responses

South Holland Internal Drainage Board

No objection but advised consent may be required under Byelaw 3.

SHDC Environmental Protection

No comments.

Sutton St James Parish Council

Support - Happy with the application.

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 extension will be in keeping with the host dwelling it is apart of. The walls currently are made of brickwork and the proposal will also be made of this with cladding as well. The roof will be made of concrete tiles, the windows will be made of black uPVC and the doors made of timber. All of these materials will match the dwelling and ensure that no visual

discrepancies are created as a result of the development. It may not look necessarily identical to other dwellings along Jarvis Gate however, due to the fact there is a large hedge surrounding the property it is somewhat hidden from public view and therefore should not effect the locality.

The proposed extension will protrude from the south by 3.7m to make up the width at the front, it has a total length of 13.5m which will be broken down into 9.5m & 4m due to the rear getting slightly wider and coming off by an extra 1.6m when compared to the front section. The width at the rear of the development is 5.3m in total. Internally the floor space for each new room of the extension is as follows, the new utility will measure 2.4m by 3.4m, new office will be 2.4m by 3.4m and finally the new shower room will be 3.4m by 1.5m. The total height will be similar to the existing dwelling and further ensure that it blends in and no new issues will arise following the construction.

Internally the layout of the extension includes the addition of three new rooms at the rear with the main part including a new layout to the kitchen. The existing kitchen will be opened up into the extension to make it open plan and provide more floor space internally, there will also be a fireplace wood burner in the north west corner of the kitchen. In this section there will be the addition of high level windows to let natural light in. As mentioned, the rear part of the proposal is split into three rooms, this being a utility that has an access door to the outside on the north. It also includes a study and a shower room which will have a window in but this should be opaque due to the nature of the room. Within the kitchen there will be a three panel bi-fold door which will allow access directly from the kitchen to the rear garden. To make way for this development they will have to demolish the existing structure which is already there and currently acts as a store.

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 single storey side extension would have no impact on resident amenity. The nearest resident to Grooms Haven is over 50m away. There would be no concerns regarding overshadowing or overlooking and the development would not be overbearing on the area or locality. There are large hedges surrounding the property which benefit the proposal. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

U]Planning Balance

The proposed single storey side extension would not materially harm the character or appearance of the area. There would be no overshadowing or overlooking as a result due to the distance to neighbouring properties and the existing boundary treatments. The overall design and materials being used are in keeping with the property in which the application is going.

This proposal is therefore considered to be in accordance with Polices 2 & 3 of the SELLP and Section 12 of the NPPF

Conclusion

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.