

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H20-0631-20 **Applicant:** Mr & Mrs G Merchant
Proposal: Proposed extension and alterations
Location: Wheelways 18 Fishergate Sutton St James
Terminal Date: 29th September 2020

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

Paragraph 127 of 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 that seeks permission for proposed extension and alterations to Wheelways, 18 Fishergate, Sutton St James, Spalding.

Site Description

The site is at the eastern end of the built-up area of Sutton St James. The area is predominately residential. Residential plots in the vicinity are long and narrow. Bungalows are predominant in this part of Fishergate. The curtilage boundaries and consequently the buildings are set an angle facing south-east. The site and the adjoining plots back onto the Sutton St James Indoor Bowling.

The application property is a hip roofed detached bungalow. The front part of the site is entirely hardstanding and used for drive and parking. Following the road layout, the adjoining property to the west (No. 20) is set back a few metres from the highway whereas the other neighbouring property to the east (No. 16) is conversely set forward.

A 1 metre high hedgerow bounds the front drive with No. 20. A picket fence of similar height with some planting is opposite the drive bordering No. 16.

History

None.

Consultation Responses

Sutton St James Parish Council

No objection.

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 a house extension that is 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 proposed extension will project differently from the original front wall, being staggered. The longest section will protrude approx. 5.40 metres and the shortest, 4.05 metres. The extension will fill the full width of the building. There will be two apex heights, approx. 2.55 metres and 2.20 metres respectively. Having regard to the existing dimensions of the bungalow, it is concluded that the development will appear subservient to the host property in terms of scale, mass and bulk.

Should the extension be built, the resulting depths of the drive would range between 15 and 16.6 metres. Such measurements reveals that the front part of the site will remain spacious and the front extension will sit well within the site. The dwellings in the locality are of modern construction and subsequent additions have been carried out to them. The front extension is well-designed as specified further below. No cumulative impact will occur onto the wider street scene of Fishergate.

Internally, the extension will allow to gain further floorspace to create a dressing room and front bedroom as well as a lounge so that the existing lounge can become a bedroom. An entrance before the hall will be also created. Alterations to the internal openings will be carried out. The existing window on the western side elevation will be bricked up and one smaller will be opened slightly repositioned.

Two gable pitches will be formed on top of the front extension. The front windows will be bow windows. Facing brickwork, roof tiles and fenestration material will replicate the existing in the bungalow. As a new feature, Marley Eternit weatherboard in grey colour will coat the external walls of the lower pitch element of the extension. On balance, the development proposals will represent

an upgrade of the original fabric of the bungalow in a sympathetic manner.

In summary, the development is of subservient scale and height. The external appearance will blend well with the existing fabric of the bungalow. The aim of the proposals will meet the functional needs of the dwelling occupiers and the use of the development will be in keeping with the residential nature of the building and the character of the local area. Therefore, the development proposal comply with the policies mentioned at the top of this section concerning design, layout and impact upon the character of the local area.

Residential amenity

The nearest point of the adjacent bungalow to the east (No. 16) consist of a subsequent flat roofed extension to mainly serve as a porch/entrance. It is glazed on both front and side onto the application's property drive. The remainder of the wall onto the drive is blank.

The proposed protrusion will run in parallel with such neighbouring flat roof element. The side window will result obscured by the intended extension. However, the front/porch will still benefit from daylight through the front windows and it consist of a non-habitable space, thereby residential amenity considerations carry little weight in this regard.

The other adjacent property (No 20) falls clearly behind the footprint of the development. Thus, no detrimental impact of the development will occur to its occupiers.

In summary, 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).

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of 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 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.