

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 24 July 2019

(Author: Joan Isus - Planning Officer)

Purpose: To consider Planning Application H18-0599-19

Application Number: H18-0599-19

Date Received: 14 June 2019

Application Type: FULL

Description: Rear single-storey flat roofed extension

Location: 72 Princes Street Sutton Bridge Spalding

Applicant: Ms Emma Fenwick-French

Agent: South Holland Building Consultancy

Ward: Sutton Bridge

Ward Councillors: Cllr C J T H Brewis
Cllr M D Booth

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H18-0599-19>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The agent is South Holland Building Consultancy.

2.0 PROPOSAL

2.1 The proposal is for a single-storey flat roof rear extension to a semi-detached house.

3.0 SITE DESCRIPTION

3.1 The site is part of an established residential area of semi-detached houses, with long rear gardens. The house has an existing single-storey flat roofed element to the rear. It is within the settlement boundary of Sutton Bridge as defined in the South East Lincolnshire Local Plan.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South East Lincolnshire Local Plan, March 2019

Policy 2 - Development Management
Policy 3 - Design of New Development

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), 2019

Section 12 - Achieving well-designed places.

Planning Practice Guidance (PPG)

5.0 RELEVANT PLANNING HISTORY

5.1 None.

6.0 REPRESENTATIONS

6.1 Sutton Bridge Parish Council

6.2 One representation has been made to Support the proposal as it is an "improvement to existing building, giving accessibility, in keeping with the street scene".

7.0 CONSIDERATIONS

7.1 **Planning Considerations**

7.2 Design and Layout

7.3 The proposed extension would protrude 4 metres from the original rear wall of the house. It would measure approximately 4.70 metres in width and 3 metres in height. Having regard to the dimensions of the dwelling, the proposed extension would be subservient to the host property in terms of scale, massing and bulking.

7.4 The purpose of the development is to accommodate a wash room with toilet facility for an individual with severe mobility difficulties.

7.5 The facing brickwork would match the existing house, with the flat roof being of felt or fibreglass. The appearance would be acceptable, particularly given the existing flat roof element which would be replaced by the new extension.

7.6 Residential Amenity

7.7 The separation distances between the extension and the site boundaries are sufficient to avoid any negative impact to adjacent neighbours. Additionally, the development is of modest scale and the existing boundary treatment obscures views from the ground floor level of adjacent residential plots to the proposed extension.

7.8 **Additional Considerations**

7.9 Public Sector Equality Duty

7.10 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.

- 7.11 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.12 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.
- 7.13 It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.
- 7.14 Human Rights
- 7.15 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).
- 7.16 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.
- 7.17 Conclusion
- 7.18 No objections have been received and in light of the considerations above, the proposed development is in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, 2019.

8.0 RECOMMENDATIONS

- 8.1 **Grant permission subject to those conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

DFG/19/1048 01A;
DFG/19/1048 02;
DFG/19/1048 03;
DFG/19/1048 05A;
DFG/19/1048 06;
DFG/19/1048 16;
DFG/19/1048 17;
DFG/19/1048 18

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Background papers:- Planning Application Working File

Lead Contact Officer

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Appendices attached to this report: Appendix A - Plan A

MapThat Scale Print Title

