DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0525-22**	**Applicant:**	**Mr & Mrs Patel**
Proposal:	Single storey rear extension and first floor front extension		
Location:	83 Broadway Crowland Peterborough		
Terminal Date:	18th July 2022		

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

12 - Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application for a single storey rear extension and first floor front extension at 83 Broadway, Crowland. The rear single storey extension will contain a wc, utility and a dining area. The extension will be project 3.6 metres from the original rear wall and be 10.5 metres in width. The eaves height will be approx. 2.8 metres with a maximum lean to height of 3.95 metres. The rear extension will be constructed from matching brick and slate effect interlocking tiles with three rooflights in the roof slope.

The first floor front extension will provide an additional bedroom. The extension will project 3.37 metres from the original principle elevation and measure 3.78 metres in width. The front elevation window is designed to match that of bedroom 1. Brickwork is to match that of the existing dwelling, with slate effect roofing.

This application differs from that of the previous proposal in that the previous single storey rear extension was 3.15 metres from the original rear wall, was 9.97 metres in width and had a maximum height of 3.95 metres.

SITE DESCRIPTION

The proposal is within defined settlement limits with dwellings located to the north, west and south of the site. A dirt access track is located to the east of the site. The site is located in Environment Agency Flood Zone 1, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 1 metre.

HISTORY

H02-0255-21

Full - Single storey rear extension and first floor front extension - Approved - 06 May 2021.

CONSULTATION RESPONSES

Lincolnshire County Council - Historic Environment Officer

No objections.

North Level District Internal Drainage Board

No comments.

Crowland Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land within defined settlement limits. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the size of the site and is in keeping with the built character and appearance of the surrounding area. The first floor extension would effectively round off the property to the front and the rear extension would project no further than the existing single storey element to the rear.

2. The extensions are constructed to replicate a standard frontage design.

3. The materials of construction are similar to that of the existing dwelling and this is considered to benefit the visual amenity of the site.

4. Access and vehicle generation levels are not impacted by this proposal.

5. Existing community services and infrastructure are not impacted by this proposal.

6. There is not considered to be an impact on neighbouring land uses from noise, odour, disturbance or visual intrusion. Windows to the rear are at ground floor level and there is only a residential garden to the rear. The window serving bedroom 4 is frontage facing, not offering a new overlooking aspect.

7. The site is located in Environment Agency Flood Zone 1, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 1 metre. There is not considered to be a surface water impact from the proposal.

The proposal accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not impacted by the proposal, which has been designed to be in keeping with the character of the surrounding area and existing dwelling.

5. Cycle and bin storage, as well as car parking provision is not affected by this proposal.

11. There is not considered to be an impact on neighbouring land uses from noise, odour, disturbance or visual intrusion. The first floor extension would effectively round off the property to the front and the rear extension would project no further than the existing single storey element to the rear. The first floor extension follows the existing ground floor footprint of the dwelling and the rear extension is single storey and approx. 1.3m away from a boundary at the closest point. It is therefore not considered that the proposal would result in a material loss of light or be overbearing to neighbouring properties.

12. The site is located in Environment Agency Flood Zone 1, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 1 metre. There is not considered to be a surface water impact from the proposal.

The proposal accords with SELLP Policy 3.

PLANNING BALANCE

The proposal can be achieved without materially impacting the character and amenity of the surrounding area. The proposal accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

CONCLUSION

The recommendation is 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.