DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0558-20**	**Applicant:**	**Mr M Rogers**
Proposal:	Single storey rear extension		
Location:	67 Peterborough Road Crowland Peterborough		
Terminal Date:	8th September 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12- Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a proposed single storey rear extension at 67 Peterborough Road, Crowland.

Site Description

The property is a detached bungalow which is set back from the main road of Peterborough Road. The area is mainly residential, with a variety of bungalows and two storey dwellings of different ages and designs.

The property has a large tarmac driveway with a detached double garage to the south east of the property. There is also a small, well kept gravelled front garden to the east of the property. The property has a very spacious rear garden, with mature trees along the boundary treatment and the garden is mostly grassed.

History

H02-0760-01- Approved 14-08-01- Extension to bungalow

H02-0394-11- Approved 20-07-11- Erection of detached double garage

Consultation Responses

LCC Historic Environment Officer- No archaeological impact.

North Level District Internal Drainage Board- No comments to make for this application.

Planning Considerations

Size and Scale

The proposed single storey rear extension will project off the existing kitchen and dining room by approx. 7.5m, and will accommodate an open plan living area (to include a sitting area and dining areas), which will be beneficial to the current residents. It will finish just short of the existing very rear wall.

The extension is proposed to be a width of approx. 5.5m, extending as far as the existing southern elevation of the house, with bi folds doors facing the rear garden and opening up the space to create a cohesive living area with the outdoor patio. It would effectively round off the property at the rear. It would have a flat roof and be much lower than the existing ridge height of the property and subsequent extension. It would therefore be subservient to the host property.

Therefore the proposed rear extension is considered to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of size and scale.

Layout and Design

Internally, the proposal involves opening up the existing kitchen and sun lounge to create an open plan kitchen/dining/living area suited to modern living. The lounge to the rear of the dwelling will still be separate from the proposed extension. This will give the dwelling an alternative and additional living space.

The proposed extension includes two windows to the southern elevation, adding natural light. There will also be additional bi-fold doors that will follow the same style as the existing bi-folds which will both be facing west. There will be a large lantern installed in the roof which will also ensure natural light.

The materials proposed are an off white render for the the walls, which is a positive contrast to the existing brickwork of the original dwelling. The neighbouring bungalow to the north of the dwelling also has a similar render finish to what is proposed and the render would not be visible from the front of the dwelling. The proposed windows will match the existing PVCu white windows and the roof is of a flat roof design.

Taking the above into account, the proposed layout and design of the rear extension is considered to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019.

Impact upon Residential Amenity

The proposed rear extension is of a single storey nature, and is situated on a very spacious plot. The neighbouring property to the south of the dwelling is screened by mature hedging and there are no windows at first floor on the side elevation, thereby meaning that it would not be impacted by overlooking, loss of light or the extension being unduly overbearing. The neighbouring property to the north would not be affected due to the position of the proposed extension in relation to it.

Therefore, it is considered that the proposed single storey rear extension complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019 and is deemed as acceptable.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the National Planning Policy Framework (2019).

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.