DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0649-20**	**Applicant:**	**Mr T Saunders**
Proposal:	Extensions to rear of the dwelling together with a room in the roof provision and porch to the side.		
Location:	1 Broadway Crowland Peterborough		
Terminal Date:	5th October 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
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for extensions to rear of the dwelling together with a room in the roof provision and porch to the side at 1 Broadway, Crowland.

Site Description

The site is situated to the west of Crowland and is in a predominantly residential area. The property

is situated opposite two junctions, one being with Low Road.

The dwelling is a detached bungalow set back from the road with a large grassed front garden and a large driveway. The property has high mature hedging as the boundary treatment to the northern boundary.

The property has a large rear garden to the south of the boundary, which is bounded by a variety of fencing and hedging.

There are a variety of renovated dwellings within the vicinity, of varying ages and designs.

History

No relevant planning history.

Consultation Responses

North Level District Internal Drainage Board - No comment.

Planning Considerations

Layout and Design

The proposal is for extensions to the rear of the dwelling together with a room in the roof and porch to the side.

The conversion of the roof space will add an additional bedroom and study area to the dwelling. Roof lights will be installed on both roof slopes as part of this.

A number of alterations are proposed in conjunction with the rear extension. Firstly, the kitchen is proposed to be moved to a more central location in the dwelling. The extension will project off of the new kitchen to accommodate a dining area as well as a new lounge area, which will both be facing the rear garden. Bedroom 1 will have an en suite and dressing room/fitted wardrobe installed, allowing more space for storage. The store room to the north east of the dwelling will be replaced with a family bathroom and a utility room. There is also a large lobby area/hall way to accommodate the stairs to the first floor. Bedroom 2 will be moved across to the eastern section of the ground floor, off of the lobby entrance. A roof window situated on the landing on the first floor will allow natural light to the kitchen below. The proposal is in keeping with the residential use of the property.

The design of the proposed extension will provide a modern and contemporary feel to the current outdated bungalow. The proposed brickwork will be a mixture of facing brickwork and a cream/off white render. The proposed roof tiles are to match those of the existing. The windows and doors will also match the existing PVC-u materials, along with the sliding and folding doors from the lounge and kitchen area.

Although flat roof extensions which project to the side are not usually preferable in visual terms, the hedge to the front of the property is to be retained which would provided screening. It is therefore acceptable in the context of this.

Taking the above into account, the proposed layout and design is considered to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019. It therefore is deemed as acceptable.

Size and Scale

The proposed extension would be approx. 11.4m in width (projecting approx. 3.2m beyond the existing western elevation), a maximum depth of approx. 7m and a maximum height of approx. 3m. It would have a flat roof and is considered to be subservient to the host property, with the plot being a spacious size.

The roof conversion will be beneficial use of space for the current residents.

Taking the above into account, the proposed size and scale of the rear extension and internal alterations are considered to be acceptable and therefore comply with Policies 2 and 3 in the

SELLP, 2019 and Section 12 in the NPPF, 2019 in this regard.

Impact upon Residential Amenity

It is not considered that the proposal would have a material adverse impact on residential amenity in terms of overlooking, overshadowing or having an overbearing effect.

The proposed roof conversion will include additional roof windows, 3 facing north and 1 facing south, and also two for the kitchen below on the southern roof slope. There are no residential dwellings within the parameter of the proposed roof windows that could be overlooked.

The proposed extension to the rear is single storey (with a flat roof) and is considered to be subservient to the host property.

The plot is of a spacious size and is similar to the neighbouring property to the east, which is considerably larger than the proposed site and will still ensure a large spacious garden for the current residents.

Therefore the impacts upon residential amenity are not deemed as material and the proposal therefore complies with Policies 2 and 3 in the SELLP, 2019 in this regard.

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.