DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0827-19**	**Applicant:**	**Mr and Mrs P Nolan**
Proposal:	Single-storey extension to dwelling		
Location:	7 Broadway Crowland Peterborough		
Terminal Date:	15th October 2019		

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	1
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 single storey extension to the rear of the dwelling at 7 Broadway, Crowland.

Site Description

The dwelling is closely situated to the main road, Broadway. The front garden is relatively small, and the garage abuts the main road, so there is no driveway access for vehicles, except parking on the public road. There are a variety of bungalows and two storey dwellings, and it is in a densely populated neighbourhood. Existing dwellings in the area varies in terms of type, age and design.

History

No History

Consultation Responses

No Objections from Crowland Parish Council
No comments from Lincolnshire County Council
No objections from North Level Internal Drainage Board

Planning Considerations

Size and Scale

The rear extension measures approximately 7.8m in width and 6.4m in depth, with a flat roof approx. 3m high, and will provide a new open kitchen and dining area for the dwelling to the south west of the dwelling. Overall, it will create a larger open space and open kitchen/diner for the original dwelling. Given the size of the plot and single storey nature of the proposed extension, the size of the proposed extension is considered acceptable.

Layout and Design

The development proposes bi-fold doors, to create a large open access towards the rear garden. There will be a large window on the west side of the extension measuring approximately 1.8m. The design proposes for four roof lanterns on the flat roof extension.
The extension will have a rendered finish to match the existing material of the main property. The extension also proposes for a grey flat roof, to look reasonably similar to the grey slate roof of the original dwelling. This will therefore, not have an adverse impact on the character and appearance of the area. The development will not be visible from the main road, so having a flat roof situated on the rear of the dwelling is acceptable

Impact on Residential Amenity

There will be a loss of space to the rear garden, but there is still the majority of the garden left for amenity space for the residents. The proposed window to the west of the property will be facing the neighbouring property to the west, however there is a mature boundary treatment between the two properties which acts as screening. The proposal would therefore not have any impacts in terms of overlooking of neighbours, and there would be no loss of light due to the single storey nature of the proposed extension. Overall, residential amenity will not be adversely affected by this proposal.

Conclusion

In light of the considerations above, the proposed single-storey extension to this dwelling is in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 in the National Planning Policy Framework (2019).

The recommendation is therefore 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.