

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-0857-19 **Applicant:** Mr & Mrs M Woodcock

Proposal: Two-storey side extension with annexe, single-storey rear extension and roof conversion (re-submission of H02-1163-18)

Location: 15 Kemp Street Crowland Spalding

Terminal Date: 25th 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a two-storey side extension, single-storey rear extension and roof conversion to 15 Kemp Street, Crowland. This is a resubmission to include an annexe in the proposed plans.

Site Description

The dwelling is situated along Kemp Street which is a densely populated area among a variety of bungalows along the same side of the road, mixed in with several two storey dwellings as well. The property has a large drive which is easily accessible from the main road. The bungalow is well set back from the main road.

History

Resubmission of H02-1163-18.

Consultation Responses

Crowland Parish Council - No objection.

Planning Considerations

The key matter to be assessed in respect to this application is the proposed amendment from a double garage to an annexe.

Layout and Design

The proposed alterations are the replacement of garage doors to windows and a reconfiguration of the ground floor plans. Instead of one large room for the double garage, it will be an annexe lounge, kitchenette, bedroom and a bathroom, which fits appropriately in the same footprint. Therefore, the layout and design of this application would be acceptable and not have an adverse impact upon the character and appearance of the surrounding area.

Size and Scale

There are no alterations to the footprint and height of the proposed extension from that previously approved and, as such, the proposed size and scale remains acceptable.

Impact upon Residential Amenity

No neighbour objections have been received and 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 re-submission shows that there will be 2 new windows to the front of the property in replacement of the garage doors. This would not have an overlooking impact as the property opposite (No. 20) will not directly overlook due to the high boundary treatment, approx. 1.8m, and the windows being at an angle. In addition, there are already existing windows to the front of the property.

The size and scale would remain the same as previously approved.

Conclusion

In light of the considerations above, the proposed two storey side extension with annexe and single storey rear extension and roof conversion to this dwelling is considered to be in accordance with Policies 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 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.