DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0935-19**	**Applicant:**	**Mr & Mrs Kyle Stupples**
Proposal:	Two-storey side, and single-storey side and rear extensions		
Location:	11 Chapel Street Crowland		
Terminal Date:	13th November 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	1	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a proposed two storey side, single storey side and rear extensions to the existing dwelling at 11 Chapel Street, Crowland.

Site Description

The site is situated down a narrow street (Chapel Street), and the site itself is also narrow and long. It is a detached dwelling which fronts immediately on to the footpath, with a driveway to the side of

the property. Existing dwellings in the vicinity vary in terms of size and design.

History

None relevant.

Consultation Responses

North Level Internal Drainage Board - No comments.

Crowland Parish Council - No objections.

Planning Considerations

Layout and Design

The proposed development will create a new front entrance, in replacement of the existing front door at the right of the front elevation. It is proposed to be incorporated into the new side extension to the property.

The plans show that the proposed extension will be a flat roof design to the rear part of the development. Following a request by the case officer, the design has been amended to include a pitched roof element on the two storey extension, which is better visually and more in keeping with the character and appearance of the surrounding area.

The extension will increase the ground floor space, creating a larger kitchen and dining area, this will include a French door to the rear of the property.

The extension will increase the size of the bedrooms on the first floor, as well as adding a family bathroom.

The brickwork and roof tiles of the extensions are proposed to match the existing materials of the property. This is acceptable.

Size and Scale

The proposed extensions will increase the footprint of the property. However, approx. 3.1m separation distance would be maintained between the host dwelling and adjacent property.

Furthermore, the site is long and the extensions would be set back from the road frontage. Overall, the footprint covered would be no more than other dwellings in the vicinity.

The garden of this property is large enough to not be adversely affected by the development - A sufficient level of external amenity space will be retained (approx. 28m from the very rear of the extension to the rear boundary).

The size and scale is therefore considered acceptable.

Impact upon residential amenity

The windows to the rear of the proposed extensions will not impose upon other neighbouring properties as the nearest dwelling to the rear is nearly 30m away. The kitchen window to the side elevation will not create any issues of overlooking due to the property next door not having any windows to the side elevation. For this reason, it is also not considered to be overbearing in nature and would not result in a material loss of light.

Conclusion

In light of the considerations above, the proposal for a two storey side, and single storey side and rear extensions 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 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.