DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H03-0299-19**	**Applicant:**	**Mr Matthew Bedford**
Proposal:	Single storey rear extension to create additional living space		
Location:	25 Haybarn Road Deeping St Nicholas Spalding		
Terminal Date:	16th May 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for Single storey rear extension to create additional living space at 25 Haybarn Road, Deeping St Nicholas, Spalding.

Site Description

The site context is solely characterised by residential development. Haybarn Road is to east. A residential lane is a service road that provides access to a short frontage of houses. The application's property is a traditional semi-detached property which faces the lane and the rear garden is adjacent to a courtyard. High timber close board fencing conceals the rear garden.

History

None

Consultation Responses

LCC Historic Environment Officer

No archaeological impact

Planning Considerations

Principal of development

According to the Inset Map 14 of the South East Lincolnshire Local Plan, the site is within the settlement boundaries of Deeping St Nicholas. The principle of development is therefore acceptable unless other material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The proposed extension would approximately project 3.60 metres from the main rear wall of the building. It would measure 2.75 metres in width and 3 metres in maximum height. Having regard to the dimensions of the house, it is concluded that the intended development would be subservient to the host property in terms of scale, massing and bulking.

Design and layout

The extension would protrude from the existing living rooms which is stepped back from the remainder of the rear elevation. The depth would exceed less than one metre from the most projected part of the rear elevation. The layout shows that the development would be a lean-to. The pitch height is such that the ridgeline does not come into conflict with the first floor windows. Patio doors would be positioned facing south-west on to the rear garden such as the existing living room doors. A skylight would be opened on the roof. The external materials are confirmed to match those existing in the dwelling, thus the resulting appearance would not harm the visual amenity of both the house and built environment. In view of the above-mentioned features, the design and layout of the extension would be acceptable for such type of domestic development.

Impact upon residential amenity

A 2 metre timber close board fence is erected on the site boundaries. This boundary treatment would mostly conceal the extension and any visual impact would be dramatically reduced. The position of the application's property and adjacent houses is such that the development would not create overshadowing to No. 23 which is the nearest property to the extension. The proposed windows would not overlook to the fenestration of other's properties. No overlooking is anticipated. For these reasons, the amenity standards of residents would not result undermined due to the proposal.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.