

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H03-0458-20 **Applicant:** Mr I McDonald
Proposal: Single Storey Extension and Alterations
Location: East Cottage Blue House Farm Main Road
Terminal Date: 7th August 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a single storey extension and internal alterations to East Cottage, Blue House Farm, Deeping St Nicholas.

Site Description

The dwelling is situated south-east of Littleworth Drove, and is set back from the main road. There is a long and narrow driveway which leads to the property.

The property is a semi-detached dwelling situated on a spacious plot, with a large garden situated to the side of the dwelling. There is a small gravelled front garden and driveway which is surrounded by mature trees and hedging as the boundary treatment.

History

None relevant.

Consultation Responses

No responses.

Planning Considerations

Size and Scale

The proposal is to extend from the north-eastern elevation of the dwelling by approx. 4.4m and a length of approx. 10.3m. As a result, it would project approx. 2.9m from the main front wall of the original property. The proposed extension will cover a width of approx. 7.8m across the front. It would be single storey in height.

Overall, the sizing of the proposed development is deemed as acceptable due to its single storey nature and the property being situated within a spacious plot which is more than capable of accommodating it.

Therefore, the proposal complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 in terms of size and scale.

Layout and Design

The proposed development will extend off the side elevation to create a new open plan kitchen/dining area. There are bi-fold doors proposed to be positioned off of the new dining area, which will open up to the large garden at the side of the dwelling.

There will be an additional window above the sink area to the side elevation of the proposed extension. This new addition of an open plan kitchen/dining area will improve the current size of the ground floor, creating a sociable and spacious room for the residents.

To the front elevation of the existing dwelling there is a proposal for an additional shower room, porch and cloak area.

The brickwork, fenestration and roof tiles are proposed to match the existing thus ensuring a coherent appearance in terms of materials.

Although the proposed extension is not particularly attractive when viewed from the front, the property is set back from the main road and is thus obscured from view. On balance, therefore, this is not considered to be a significant issue.

Taking the above into account, the proposed development is considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan in terms of layout and appearance, as well as Section 12 in the NPPF.

Impact upon residential amenity

It is not considered that the proposed development would have a material adverse impact in terms of overshadowing or overbearingness due to the single storey nature of the extension, as well as there being no neighbouring property to the north-west.

Furthermore, overlooking is not considered to be an issue given that the dwelling does not have any neighbouring properties to the north-east and it is only single storey. The only opening facing in the direction of the adjoining property is the main entrance door and the angle to any first floor windows is such that any views into them would be difficult.

Therefore, the proposed development is considered to be in accordance with Policy 3 in the South East Lincolnshire Local Plan, 2019 in terms of residential amenity, as well as Section 12 in the NPPF, 2019.

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.