DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H04-0242-19**	**Applicant:**	**Mr B Baker**
Proposal:	Two-storey extension and detached garage		
Location:	11 Mill Lane Donington Spalding		
Terminal Date:	1st 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 two-storey extension and detached garage at 11 Mill Lane, Donington, Spalding.

Site Description

The context is predominantly residential. The main non-residential use has been identified in the adjacent industrial premises to north. The site is a corner plot. The property is a traditional two-storey dwelling set at angle facing north-east and located slightly away from the streets. A wide range of housing types, design and appearances has been observed in the area.

History

None

Consultation Responses

County Historic Environment Officer

No objection

Planning Considerations

Principal of development

According to the Inset Map 5 of the South East Lincolnshire Local Plan, the site is within the settlement boundaries of Donington and near the edge of the Conservation Area. 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 two-storey house has a single-storey flat roof element to north-west which is linked with the original dwelling and hosts utility room and garage. The family room and partially the kitchen dinner constitutes one further single-storey element at the rear of the dwelling.

The proposed development would be an upper floor extension above the single-storey element to north-west in addition to the erection of a new detached garage.

The first floor extension would share the existing footprint of the property excluding the marginal increase of the front balcony. The height would be as much as the highest point of the host building. Having compared the dimensions of the proposed garage and those of the dwelling, the ancillary development for the cars would be of an acceptable scale in relation to the main building. For these reasons, the entire proposed development would be subservient to the existing property in terms of massing, scale and bulking.

Design and layout

The floor layout plans show that the utility room would remain and the garage would be converted into a cinema room. The first floor extension would accommodate one master en-suite bedroom and one further double bedroom with landing to connect with the remainder of the property and a new balcony on the front elevation. The internal layout is deemed to be acceptable to meet the increasing needs of the family members living in the dwelling.

Externally, the detached garage is positioned facing Mill Lane and located between the proposed extension and northern site boundary. Therefore, the relationship between the ancillary development and the host property would be acceptable.

Whereas the host property would have a half-hip roof, gable pitched roofs would be on top of the upper floor extension and detached garage. Both roof styles are different although they relate well each other. Such contrast would remark the subservience of the northern-west part of the dwelling to the original building at no expense to deliver an integral form of development. The flat roof of the rear element would be raised to form a lean-to. A hip roofed dormer window would be created on the rear elevation for Bed No. 4 replicating that one existing on the southern-east elevation. The balcony door on the principal elevation would have a roof canopy of identical style.

The external materials are proposed to match as closely as possible to those existing in the property. As a result of that, the visual amenity would not result undermined after carrying out the

proposal.

Impact upon the amenity

The separation distances between the first floor extension and the site boundaries are sufficiently extensive to avoid any adverse effect to the residents of No.1 Highfield Road which is the nearest dwelling to the application's site. Only 1.1 metre is between the side elevation of the garage and the northern boundary. However, a site access is beyond the boundary line with no evidence of residential development in land adjacent to north.

No overlooking effect is anticipated from the first floor windows since this fenestration would not oppose to any elevation with fenestration. Any overshadowing created by virtue of the proposed development would not disturb the enjoyment of daylight of the nearest residents at No.1 Highfield Road.

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 your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.