

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0646-20 **Applicant:** Mr R Pepper

Proposal: Rear and partial side extension to existing bungalow that adjoins the detached garage

Location: 24 Chestnut Avenue Donington Spalding

Terminal Date: 5th October 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	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a rear and partial side extension to the existing bungalow that adjoins the detached garage at 24 Chestnut Avenue, Donington.

Site Description

The property is a detached bungalow which is situated in a cul de sac in a residential area of Donington. The property is set back from the road and has a large grassed front garden and a long driveway to the side of the dwelling. The property's garage is set back and is situated to the side/rear of the dwelling.

There is no apparent boundary treatment to the front of the property, however there are small mature bushes and trees to the front garden.

There are a mixture of detached and semi detached bungalows in the same cul de sac, which are all of a similar age and design.

History

No relevant planning history.

Consultation Responses

Cllr S C Walsh- No observations. Support.

Planning Considerations

Layout and Design

The proposal includes the demolition of the existing conservatory which is situated off of the dining room at the rear. The proposed extension will project off of both the kitchen area and dining room and will accommodate a new kitchen, utility area, W/C and sunroom. The current lounge will be made larger and encompass the floor space where the current kitchen and dining room is located. This is clearly in keeping with the existing residential use of the property.

The proposed extension will adjoin to the existing garage to the rear/side of the bungalow. This will be removing the existing access from the front of the dwelling to the rear garden on that side, however, there is still access to the rear to the north of the property.

Taking the above into account, the proposed layout is considered to be acceptable.

The proposed extension will include a gable roof design which will compliment the existing gable roof design. There is a roof window proposed on the southern roof slope, which will allow natural light into the kitchen area, and there are bi fold doors proposed off of the sun room to allow open access to the rear garden.

The proposed materials include roof tiles to match the existing, white PVC-u windows and doors to match the existing. The facing brick will also be to match the existing. The proposed extension will therefore blend in well with the current building as well as the surrounding character of the area.

Given the above, the proposed layout and design is considered to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 and is therefore considered acceptable.

Size and Scale

The proposed size and scale of the extension is well proportioned in the context of the existing bungalow. It is single storey in height and subservient with a lower ridge height than the main dwelling, and still allows sufficient garden space for the current residents. It will be approx. 7.4m away from the boundary to the north-west, 8.7m from the north-eastern boundary and 3.4m from the south-western boundary, so will sit well with the site.

The size and scale of the extension is therefore considered to be acceptable and is compliant with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019.

Impact upon Residential Amenity

Due to the single storey nature of the proposal, any impact in terms of overshadowing will be minimal. The overshadowing impact will be solely on the current residents garden, with a portion of the garden affected by this. However, the garden is of a sufficient size and will still capture sufficient light due to the single storey nature of the proposed extension.

The proposed extension is not considered to be overbearing due to its height and being subservient to the host dwelling. The garden is still a sufficient size, with properties in the vicinity having similar sized gardens.

Overlooking is not deemed as an issue here due to the single storey nature of the proposal and the proposed windows being well positioned. The only window on the side elevation would belong to a WC (obscure glazed) and the roof light on the south-western facing roof slope would be at such an angle that views of the neighbouring property would be limited.

Therefore the impact upon residential amenity complies with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 and is deemed as acceptable.

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.