DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H04-0784-19**	**Applicant:**	**Mr and Mrs Ulyatt**
Proposal:	Proposed Single Storey Side Extension		
Location:	4 Laurel Close Donington Spalding		
Terminal Date:	4th October 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	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a proposed single storey side extension at 4 Laurel Close, Donington.

Site Description

The property is situated within a suburban area, in a cul-de-sac with 3 other houses of similar design. To the front and east of the property are the 3 other dwellings, to the south are the garages for both 4 Laurel Close and 12 Ash Ct, as well as the garden of 12 Ash Ct. The gardens of 14-18 Ash Court also adjoin Laurel Close.

History

No relevant planning history.

Consultation Responses

No responses received.

Planning Considerations

Size and Scale

The proposed side extension will be to the north of the property, extending 3.8m out and being 6.7m in length. It is subservient in terms of scale to the host property and is therefore considered acceptable.

Layout and Design

The proposed design is within character with the rest of the property and the surrounding area. It will not be entirely visible from the main road and is out of sight from most of the neighbours in the area. The development proposes to match the brickwork to the existing property which is in accordance with the design of that area.

Impact upon Residential Amenity

The property will be losing a proportion of the garden towards the north of the property, which is mostly to the side of the property. However, it is considered that sufficient outdoor amenity space will still be retained for the occupants of the dwelling. The front garden will not be affected by this proposal. The extension includes a lean to roof design, with two Velux windows facing northwards. The angles these windows are at in relation to neighbouring properties means that there would not be a material adverse impact in terms of loss of privacy. The proposed extension is single storey in nature and, as such, it should not be overbearing in nature or result in a material loss of light to neighbouring properties.

Conclusion

In light of the considerations above, the proposal 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.