DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H04-1044-19**	**Applicant:**	**Mr P Bates**
Proposal:	Extension and alterations		
Location:	9 Highfield Road Donington Spalding		
Terminal Date:	17th December 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 of the National Planning Policy Framework (2012)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for extensions and alterations at 9 Highfield Road, Donington. The proposal seeks to provide a pitched front elevation lounge elevation that projects forward 1.8 metres and is 3.15 metres in width. Fenestration will be located to the front and both side walls.

The existing rear elevation conservatory is to be demolished and a pitched roof dining room

extension created that projects 3.16 metres from the rear wall and 3.66 metres in width. Fenestration will be located to the rear and both side walls as well as a door. Materials are to match those of the existing bungalow and would be conditioned as such.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by bungalows of a similar age and design.

History

None

Consultation Responses

Black Sluice Internal Drainage Board

Reminds the applicant of their responsibility for maintenance of a section of watercourse at the rear boundary of their property.

Planning Considerations

- Principle of development

- Impact on amenity

Principle of development

The principle of the proposed extensions is considered appropriate in this location. There are other similar front elevation extensions in the vicinity and the design is in keeping with the character of the existing bungalow.

Impact on amenity

There is not considered to be an amenity impact from the proposal. The side elevation windows at the rear are not considered materially different from those of the conservatory to be demolished. The western side elevation window in the front extension faces the front garage and a established hedge, and the eastern side elevation window faces a 0.8 metre high hedge and the open plan driveway of 7 Highfield Road.

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.