DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-0734-20**	**Applicant:**	**Mr & Mrs L Johnson**
Proposal:	Single storey side extension to provide additional storage		
Location:	9 Parklands Fleet Spalding		
Terminal Date:	6th November 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
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a single storey side extension to provide additional storage at the dwelling at 9 Parklands, Fleet.

Site Description

The property is a detached dwelling situated in a residential area of Fleet. The dwelling is situated in a cul-de-sac (Parklands), which consists of detached bungalows and several detached dwellings of a similar age and design.

The dwelling is set back from the road, in the corner of the cul-de-sac. It has a large gravelled front garden/driveway, with high mature hedging to the eastern boundary. The dwelling has an integral garage to the western elevation. The property has a very spacious rear garden which wraps around to the east of the property.

There is currently a 1m wide side access to the rear garden on the western boundary.

History

No relevant planning history.

Consultation Responses

Public (1 comment received, summarised) -
- Should be a full side extension to maintain balance to building. Would not only look better but add value to the house.

Planning Considerations

Layout and Design

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed single storey side extension will protrude off of the eastern elevation by approx. 4.6m and a depth of approx. 5.4m. The apex height of the lean to style roof will be 3.70 metres and the eaves 2.40 metres high. The depth of this extension will be just over half as deep as the existing side wall. Having regard to the existing dimensions of the house, it is subservient to the existing dwelling and is acceptable in terms of scale.

The extension is proposed to be used as a store room, with French doors opening to the front elevation and also to the rear elevation facing the garden. This will allow a sufficient amount of natural light into the proposed extension. There will be no opening internally made into the existing dwelling and will be a separate room from the rest of the dwelling.

The mono pitched roof will be formed of roof tiles to match the existing tiles on the dwelling. The materials for the walls are proposed to be horizontal black cladding in a plastisol material. This is typically seen in industrial areas, but has been proposed due to the proximity to the boundary and the need for fire resistant materials under building regulations, and to minimise construction costs. Due to the discreet positioning of the side extension, which will be relatively well screened from the road, it is considered acceptable on balance. Furthermore, the lower part of the extension would be constructed of brick to match the existing dwelling which would break up the cladding.

There would be a 330mm separation distance between the proposed extension and the north-eastern boundary. The distance is considered acceptable due to there already being an access to the rear to the west of the dwelling.

Taking the above into account, the proposed extension is considered to be compliant with policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impacts upon Residential Amenity

The proposed single storey side extension will not have a material adverse impact upon residential amenity in terms of overshadowing or being overbearing due to the single storey nature of the extension. The French doors to the front and rear elevations will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses given that the purpose of the

extension is for storage.

Therefore, the proposed extension complies with policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 and is deemed as acceptable in terms of residential amenity.

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.