DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0848-22**	**Applicant:**	**Mr & Mrs S Dunham**
Proposal:	Side extension & alterations		
Location:	6 Cross Street Fleet Spalding		
Terminal Date:	20th October 2022		

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 2021

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 application for a side extension and alterations at 6 Cross Street, Fleet. The proposal seeks to provide a lounge that can be accessed externally or via the adjacent bedroom. The extension will be located 1.9 metres from the northern side elevations boundary with 4 Cross Street and will measure 6.09 metres in width, 4.49 metres in depth, have an eaves height of 2.5 metres and a ridge height of 4 metres. Brick and tile is to match that of the existing dwelling and would be conditioned as such.

SITE DESCRIPTION

The site is within the defined settlement limits of Holbeach and the surrounding area is

characterised by fields to the south and single storey dwellings to the west, north and east. The site is in Environment Agency Flood Zone 3, with the extension sited in a low hazard area with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

No relevant history.

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Principle of development

This proposal is for residential development on residential land within defined settlement limits. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout of the proposed extension is considered to be acceptable for the site. No trees will be removed to facilitate the proposal. There is not considered to be a material impact on the character and appearance of the surrounding area.

2. The design and orientation is in keeping with the existing dwelling.

3. Brick and tile is to match that of the existing dwelling and would be conditioned as such.

4. The existing access and vehicle generation levels will not be impacted by this application.

5. The capacity of existing community services and infrastructure is not impacted by the proposal.

6. There is not considered to be a noise, odour or disturbance impact from the proposed lounge. With regard to visual intrusion the following can be observed.

Overdevelopment - The application does not constitute overdevelopment. There is ample space to the sides and rear of the dwelling.

Overshadowing - The application does not generate a material overshadowing impact. There is a 1.8 metre high timber fence separating the lounge extension and lounge of 4 Cross Street. When right to light lines are drawn there is not a material loss of light to the side elevation window of 4 Cross Street.

Overlooking - The application does not generate a material overlooking impact. There are no windows in the side elevation of the lounge extension with a window to the front and window and door to the rear.

7. The site is in Environment Agency Flood Zone 3, with the extension sited in a low hazard area with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. Drainage will remain as existing.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout of the proposed extension is considered to be acceptable for the site. No trees will be removed to facilitate the proposal. There is not considered to be a material impact on the character and appearance of the surrounding area. A sense of place is not affected by the

proposal.

5. Ample space remains on site for cycle and bin storage. No parking spaces will be lost as a result of this proposal.

11. There is not considered to be a noise, odour or disturbance impact from the proposed lounge. With regard to visual intrusion the following can be observed.

Overdevelopment - The application does not constitute overdevelopment. There is ample space to the sides and rear of the dwelling.

Overshadowing - The application does not generate a material overshadowing impact. There is a 1.8 metre high timber fence separating the lounge extension and lounge of 4 Cross Street. When right to light lines are drawn there is not a material loss of light to the side elevation window of 4 Cross Street.

Overlooking - The application does not generate a material overlooking impact. There are no windows in the side elevation of the lounge extension with a window to the front and window and door to the rear.

12. The site is in Environment Agency Flood Zone 3, with the extension sited in a low hazard area with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. Drainage will remain as existing.

This application accords with SELLP Policy 3.

PLANNING BALANCE

By virtue of the design, location and dimensions, the proposed extension is not considered to have a material impact on the character or amenity of the surrounding area. This application accords with SELLP Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, and Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for 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.