DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-1156-19**	**Applicant:**	**Mr & Mrs M Billington**
Proposal:	Extension and alterations		
Location:	2 Haven Close Fleet Spalding		
Terminal Date:	21st January 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for an extension and alterations to the property at 2 Haven Close, Fleet.

Site Description

The dwelling is situated on a corner plot along Haven Close, Fleet. The site is within a suburban area and is surrounded by similar detached dwellings. There is an open field situated opposite the property across the road to the south of the plot. There is a large garden to the east of the dwelling, along with a driveway large enough for 3/4 cars. There is no boundary treatment to the front of the dwelling.

History

None relevant.

Consultation Responses

No responses received.

Planning Considerations

Size and Scale

The proposed extension will extend the width of the kitchen and breakfast area at ground floor by 880mm. The first floor will be extended by approx. 4m in width to create an additional two bedrooms above the kitchen and study. It would extend the full depth of the current first floor.

Given that it would not extend beyond the existing rear or side elevations of the house and the ridgeline would be as high as the existing, the size and scale of the proposed extensions and alterations are deemed as acceptable.

Layout and Design

The proposed extension involves two additional bedrooms, an en suite and wardrobe to the first floor as well as a small extension to the breakfast area on the ground floor.

The proposed materials are to match the existing including the brick and roofing, and are therefore acceptable in design terms.

Impacts Upon Residential Amenity

The proposal includes an extension to the existing first floor which would increase the massing on the north-western side of the property. However, it is not considered it would have a detrimental impact upon light to the neighbouring property's rear garden given that the host property, by virtue of its positioning in relation to the garden and path of the sun, already limits light to that garden.

The proposed extension would have new windows at first floor which are front and rear facing from the new front and rear bedrooms, as well as new ground floor patio doors and a window from the kitchen area. The first floor front window faces onto an open field so there will be no overlooking impact. The proposed new first floor rear window is facing the side of the neighbouring property to the north-east, which has a facing window, with a separation distance of approx. 10m. However, the neighbouring property appears to be the same house type as 2 Haven Close meaning that the window would belong to that property's landing. This would not be classed as a habitable room and so there are no overlooking concerns in this regard. In addition, there have been no concerns raised by residents. Furthermore, given that the property to the north-west of 2 Haven Close appears to have a bedroom window facing the neighbouring property as well at a similar distance away, it is not considered that there would be an additional unreasonable overlooking impact.

The additional side window to the ground floor kitchen will enhance the natural daylight to the room and will not have an overlooking impact due to it being a side ground floor window and the neighbouring property having no side elevation windows.

Given the above, it is considered that the development would be acceptable in residential amenity terms.

Conclusion

In the light of the considerations above, the proposed extension and alterations at 2 Haven Close, Fleet are considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (March 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.