

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0091-20 **Applicant:** Mr R Booty
Proposal: Extension & Alterations
Location: Jandene Topsgate Gedney
Terminal Date: 13th April 2020

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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for extension and alterations at the property Jandene, Topsgate, Gedney, Spalding.

The extensions are front entrance with porch and side extension on the north-eastern elevation. Internal alterations comprise of wall demolition, wall erection and brick up works. The aim of the

proposals is to increase internal floor space to accommodate a new entrance and porch area to the front and a large combined dining and lounge area as well as study room on the north-eastern side elevation.

Site Description

The site is at the end of the frontage development extending between Old Main Road and Topsgate. The plot is of triangular shape. Open agricultural fields extends beyond the western and southern boundaries. Ha'penny Hollow is the only property bordering the application site to the north. The property is a detached bungalow. There is a concrete block outbuilding for storage in close proximity with the rear elevation of the property.

History

None.

Consultation Responses

Gedney Parish Council

Council supports this application.

South Holland IDB

No objection.

It is reminded to contact them to ensure compliance with Board's Byelaws.

Planning Considerations

Principle of development

The site is within the settlement boundary of Gedney as set out in the South East Lincolnshire Local Plan (SELLP), 2019. There is no objection to the principle of an extension and associated alterations to a residential property. The key policy issues of this proposal therefore relate to the material considerations mentioned below.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting, among other considerations. 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.

There is a roof canopy across the principal elevation of the bungalow. The proposed entrance will nearly protrude as much as the edge of the roof canopy. The porch, sustained by pillars, will constitute an addition beyond the canopy.

There is an existing single-storey gable pitched element projecting from the north-eastern side wall. The gable faces the adjoining dwellinghouse. The proposed side extension will be in fact two additions to such existing element, one to the front and one further to the rear. The rear enlargement will form a gable pitched roof tantamount to the existing element on the rear elevation.

With regards to the dimensions of the proposed extension, the entrances in conjunction with the porch area are clearly proportional to the bungalow given their small scale. The intended extensions on the north-eastern side elevation will protrude from the front (3.81 metres) and rear (2.90 metres) of the existing side element. The width of both enlargements will be as much as the existing element. From the north-eastern side elevation, the apex height will meet the ridge of the bungalow. From the rear elevation, the new gable pitched element will be as high as the existing identical element. For these reasons, the proposed development will be subservient to the host property in terms of scale, massing and bulk.

The external materials are cream render on the walls and roof tiles and PVC in windows matching those existing in the property. The render finish will provide further variety of materials without being detrimental to the appearance of the entire building. The visual amenity therefore will not result adversely affected after carrying out the proposed works.

In summary, the proposals comply with the aforementioned policies. The design and layout of the development will be sympathetic with the host property and the built environment of the surroundings.

Residential amenity

The scale and size of the proposed extensions is proportional to the host property. Their single-storey nature will not entail an excessive bulk that could lead to overbearing effect in the eyes of the residents living in the adjacent property Ha'penny Hollow.

Ha'penny Hollow has a higher gable pitched wall facing the proposed side elevation. There is only one window on the ground floor level nearest the proposed development, which appears to lighten the kitchen. Given this, it is not considered that the occupiers of the application property neither those of the adjacent dwellinghouse will be affected by reason of overlooking impact.

For these reasons, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019 as well as Section 12 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.