

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0548-19 **Applicant:** Mr J Thorpe

Proposal: Demolition of existing conservatory and erection of single-storey extension

Location: Woodlands Pinstock Lane Gedney

Terminal Date: 24th July 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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is householder planning application for demolition of existing conservatory and erection of single-storey extension to the property Woodlands at Pinstock Lane, Gedney, Spalding.

The purpose of the development is to create a new large lounge.

Site Description

The site is within the settlement boundaries of Gedney as per Inset Map 38 of South East Lincolnshire Local Plan, 2019. The site is part of ribbon development along Pinstock Lane. Most of

the properties are detached and individually designed in spacious plots.

The applicant's property is a 'brick-and-tile' two-storey detached house built circa 1990s. The garden to the rear is grassed. An approximately 3 metre high conifer hedgerow bounds the garden to both sides and rear.

History

H06-0697-06 - First floor extension to dwelling - Approved

Consultation Responses

Gedney Parish Council

No objection

Planning Considerations

Layout and design

The proposed extension would protrude 8.11 metres from the main rear wall. It would be 4.31 metres wide and nearly 4 metres high. The material increase would represent 2 metres further in depth in comparison with the existing conservatory whilst the width and height would marginally increased. Having regard to the scale of the house, it is concluded that the proposed development would be subservient to the host property in terms of scale, mass and bulk.

A hip roof would be on top of the rear extension in keeping with the other roofs and pitches in the building. The external materials of the extension are confirmed to match as close as possible to those of the property. Therefore, the design and appearance of the house enlargement would be congruent with the property.

The existing conifer on the southern boundary which runs next to the rear extension would be removed and the current fence would be replaced for a new 1.50 metre high close board timber fence.

Impact upon residential amenity

The proposed fence on the southern boundary would obscure less the bulk of the intended rear extension. Notwithstanding this, the opposing elevation of the adjacent two-storey property Wynchload House is blank. There would be no direct views onto the rear extension from the residents of the neighbouring property.

There is sufficient separation distance between the extension and the opposing elevation. The bulk and scale of the proposed development is relatively modest and would cast any overshadowing to the adjacent property to the south. No resident has raised any objection to the proposal. For these reasons, the amenity standards of residents would not result adversely affected due to the intended development.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this 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.