DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-0632-19**	**Applicant:**	**Mr & Mrs S Harris**
Proposal:	Replacement windows and garden room (retrospective)		
Location:	The Wildfowler On The Wash Main Road Gedney Drove End		
Terminal Date:	19th August 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 a planning application to seek householder permission for replacement windows and garden room at Wildfowler On The Wash, Main Road, Gedney Drove End, Spalding.

Whilst retrospective permission is sought for replacement windows, the garden room has not been developed yet.

Site Description

The site is within the settlement boundaries of Gedney Drove End as set out in the Inset Map 40 of the South East Lincolnshire Local Plan, 2019.

The area is predominantly residential. A wide range of housing types, designs, appearances and ages has been observed throughout the site visit. The application site is triangular and adjacent to the corner plot bordering the junction between Dawsmere Road and Main Road. The property is a dwelling although it used to be a public house under identical name. A gravelled driveway with wide access runs to the western side elevation of the building. The rear garden is grassed. A double pitched roof outbuilding is set at angle adjacent to the eastern boundary.

History

H06-0178-14 - Change of use from Public House to single residential dwelling (no proposed structural or external changes to the property) - Approved

Consultation Responses

Gedney Parish Council

Support.

Planning Considerations

Layout and design

Although the building is old in age, the white coloured UPVC windows do not detract from the character of the building.

The garden room would be a gable pitched outbuilding. It would measure 6 metre in width, 5 metres in depth and 3 metre in maximum height. Having regard the dimensions of the dwelling and adjacent building, it is concluded that the development would be commensurate with the built environment in terms of scale, mass and bulk. The structure would be located at the triangular rear end of the site and aligned with the north-eastern boundary. There is an existing double pitched storage shed approximately 7 metres down the boundary.

The proposed garden room would have an L shape. The front elevation would be partially set back forming a roof canopy. One window would be opened on the front as well as on the south-eastern side. The external walls would be treated with timber cladding with plastic coated steel sheeting to the roof. Windows and doors are to be in timber. The resulting appearance would be characteristic of this type of development and in keeping with the existing shed.

Impact upon residential amenity

The intended outbuilding would be roughly one metre away from the north-eastern boundary. A high dual pitched shed is behind the proposed garden room on the other side of the fence. The development is in close proximity although it does not undermine the amenity standards of the adjacent neighbours of The Bungalow in Dawsmere Road in view of its height and distance from that adjoining property.

The proposed replacement windows would not entail new opening. Thus, no detrimental overlooking is anticipated from the property to the adjoining dwellings.

Conclusion

In light of considerations above, the proposed development is in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, 2019.

It is therefore 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.