DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1018-20**	**Applicant:**	**Mr & Mrs Huggett**
Proposal:	Single storey rear extension		
Location:	6 Batemans Close Gedney Spalding		
Terminal Date:	11th January 2021		

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	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a single storey rear extension at 6 Batemans Close, Gedney.

Site Description

The site accommodates a semi-detached property and is situated on the eastern side of the cul-de-sac of Batemans Close. There is a small gravelled driveway/front garden which is suitable for at least three cars. There is a mature high conifer hedge as the boundary treatment to the front of the boundary.

There is a side access to the rear garden via the northern side of the property. The rear garden is a

large spacious grassed garden, with an open field beyond the eastern boundary.

The dwellings within Batemans Close are all of a similar age and design, all with similar concrete panels to the walls, which were built as temporary dwellings.

History

No relevant planning history.

Consultation Responses

Gedney Parish Council- In Support.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, 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.

The proposed single storey rear extension would protrude approx. 6m from the rear elevation, with a width of approx. 8.5m which is slightly larger than the existing dwelling. The maximum height of the flat roof extension will be approx. 2.8m high and will be subservient to the host dwelling in terms of height.

Having regard to the existing dimensions of the house, the proposed addition is acceptable in terms of scale, mass and bulk.

The flat roof structure of the proposal is a stark contrast to the gable roof design of the original dwelling. However, due to the extension being to the rear of the property, it will not have a material adverse impact upon the design aspect of the surrounding area as it will not be visible from the main road. Therefore, the roof structure is deemed as acceptable.

The red facing brickwork on walls will not match the existing concrete panels of the original dwelling. However, it can be considered a higher quality material than the existing materials and will also be to the rear of the property which will not undermine the design aspect of the surrounding character of the area. A fibreglass material will be used to cover the flat roof. The UPVC fenestration will match those existing in the property.

Internally, the purpose of the development is to gain further internal floor space for creating new rooms inside the house. This includes a larger kitchen/dining area, with an additional downstairs bedroom with an ensuite.

Overall, the proposals will ensure good living conditions of the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impact upon Residential Amenity

The proposed development will not have an overlooking impact due to the fenestration facing the rear garden of the property and towards open fields. The proposed extension is not deemed to be overbearing or will cause overshadowing since it is single storey in scale and with a flat roof.

Taking the above into account, the proposed extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Parking Provision

The provided drawings do not show how many bedrooms are currently in the dwelling. However, the property would feature more than a sufficient amount of parking space within the curtilage to meet the maximum standard set by Appendix 6 of the South East Lincolnshire Local Plan (2019).

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed single storey rear extension does not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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.

Conclusion

The recommendation is for a delegated approval.