

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0755-19 **Applicant:** Mr S Davies

Proposal: Part ground floor to be demolished, addition of rear extension and replace roof to create first floor

Location: Springfields 120 North Road Gedney Hill

Terminal Date: 27th September 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	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for partial demolition of ground floor, addition of rear extension and roof replacement to create first floor at the property Springfields, 120 North Road, Gedney Hill, Spalding.

Site Description

The site is part of a relatively small cluster of properties on each side of North Road in this location. This set of buildings is visibly disconnected from the built-up area of Gedney Hill to the south-east. The property the subject of this application is a 'brick-and-tile' bungalow built circa 1980s which stands within a spacious site. A strip of lawn with some planting is adjacent to the highway and a concrete paved area used as a driveway is to the front of the property. Subsequent house extensions were carried out to the original building forming a L shape. The rear garden is also laid to lawn. Mature hedgerow and a few leafy trees are on the rear and side boundaries.

History

None.

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological impact.

Planning Considerations

Design and layout

The original bungalow has two single-storey flat roofed extensions. There is a rear extension that extends from what would have been the original southern-eastern side elevation whereas the other extension protrudes from the original north/northern-east side wall widening the front elevation.

The proposal includes the demolition of most of the existing rear extension. An extension would protrude from the original rear wall filling the gap to the northern-east side elevation. In doing so, the footprint of the building would be converted from an L shape to a rectangular one. A first-floor conversion/extension would also be carried out. The existing roof would be extended and altered so that the current hip roof would cover the entire property. The roof height would be no higher than the existing highest point and it would remain hipped. Consequently, the proposal is deemed to have no detrimental impact to the host property in terms of scale, mass and bulk.

3 no. bedrooms and 1 no. master ensuite bedroom would be created on the ground floor level. The existing floor space of the kitchen would be used for one bathroom and utility room. The proposed rear extension would accommodate a large kitchen/dining room. The first-floor level would host the lounge room and balcony facing the rear garden. Overall the nature of the development would be in line with the use of the host property.

The development would represent a net increase of 3 bedrooms up to a total of 4. Appendix 6 of South East Lincolnshire Council Local Plan (2019) establishes minimum parking standards for new development. It is laid down that there shall be 3 spaces for dwellings with 4 or more bedrooms. Three cars were actually parked on the front hard-standing area with sufficient spaces for turning point to enter and egress in a safe and convenient manner. Therefore, the design of the proposal responds well to the needs of the house occupiers and highway safety standards.

Facing brickwork and roof tiles would be matching those existing in the house. New windows and doors will be made of white UPVC in keeping with the current fenestration. Glass will be used for the balustrade of the rear balcony. The resulting appearance of the development would be acceptable in terms of visual amenity.

Residential amenity

The adjacent land to the north-east has a set of agricultural outbuildings. Further to east beyond the rear boundary of the site, there is open fields. Paddock land is located opposite the road. Vacant land is adjacent to the south-east. Given the conditions of the site surroundings, the proposed development would have no impact upon the residential amenity.

Conclusion

Taking into consideration the mentioned above, the proposal is considered to be in accordance with

Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) as well as 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.