DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0086-20**	**Applicant:**	**Mr A Yilmaz**
Proposal:	Extension and alterations to dwelling		
Location:	Beck Farm Cottage Beck Bank Gosberton Clough		
Terminal Date:	16th June 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 of the National Planning Policy Framework (2019)

12 - Achieving Well Designed Places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a full application for extension and alterations to a dwelling at Beck Farm Cottage, Beck Bank, Gosberton Clough. The proposal seeks to provide a large two storey extension on the south side elevation extending to the rear in the east. Internal alterations will lead to a garden room at ground floor level with the extension providing an open plan lounge and kitchen, with a utility connecting to a garage beyond. At first floor level three bedrooms will be provided that along with other internal alterations will lead to an increase from three bedrooms to four. Proposed render and tiling is to match that of the existing dwelling and will be conditioned as such.

Site Description

The proposal is within outside of defined settlement limits in the open countryside. The surrounding area is predominately rural and characterised by non-nucleated, linear development of varying ages and design.

History

H08-0107-85

Full - Change of use of premises for storage and sale of general goods - Approved - 17 April 1985.

H08-0995-85

Full - Erection of shed for storage of furniture and household goods - Approved - 29 November 1985

H08-0879-16

TPO - Works to Gosberton Tree Preservation Order No. 2 1992 - Approved - 21 October 2016.

H08-0475-19

Full - Erection of dwelling - Refused - 01 August 2019.

Consultation Responses

Councillor Walsh

Support

Gosberton Parish Council

No observations

Planning Considerations

Principle of development

The proposed residential extension is on residential land within the existing boundaries of the site. The principle of development in this location is considered acceptable.

Impact on development

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.