DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0100-20**	**Applicant:**	**Mr Ian Rashleigh**
Proposal:	First floor bedroom extension and new roof		
Location:	Riverdale Beck Bank Gosberton Clough		
Terminal Date:	2nd April 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

Sections 12 of the National Planning Policy Framework (2019)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This planning application is for a first floor bedroom extension at Riverdale, Beck Bank, Gosberton Clough.

The proposal is to create a first floor extension over the extant rearward flat roof extension, the roof of which currently acts as a balcony. The extension is to feature a pitched roof which will intersect with the current roof pitch of the original building.

Site Description

The proposal site is a detached property rendered in white, sitting on an extensive, but slim

curtilage which abuts a drain. To the rear of the property is a modern single storey flat roof extension, which the proposal is to extend over.

The property sits in near-open countryside, with the only other developed land within a reasonable distance being the Traveller site (Traveller's Lodge) slightly to the south and on the opposite side of the road. Otherwise, the immediate area is characterised by open countryside.

History

None relevant

Consultation Responses

Gosberton Parish Council

No objections

Local Ward Member - Cllr S C Walsh

No objections

Planning Considerations

Design and Layout

The Local Planning Authority does not seek any amendment to either the design or layout of the proposals. This is because it is determined that the proposed extension will have a minimal visual impact on the area and, due to the use of a roof pitch and matching render will give the appearance of an extension which is highly suitable to the original design of the property. Additionally, the proposal will not be easily visible from the public realm as it is entirely rear-facing.

The proposed layout is deemed to be appropriate for the proposed use of the extension as a new bedroom.

Residential Amenity

The Local Planning Authority does not consider that there is any risk presented to residential amenity by the proposal. This is because the proposal site is not within a distance of any nearby residential properties that would be able to justify a claim of negatively impacted residential amenity. No New windows face towards any nearby residences and given the lack of adjacent residences there is no risk of overshadowing presented by this proposal.

Conclusion

For the reasons listed above, the Local Planning Authority finds this application to be in concordance with policies 1,2 and 3 of the South East Lincolnshire Local Plan (2019), in addition to Section 12 of the National Planning Policy Framework (2019). The recommendation is, therefore, to APPROVE.

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.