DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H08-0121-23**	**Applicant:**	**Mr M Cardus**
Proposal:	Proposed rear extension and detached domestic workshop		
Location:	78 Risegate Road Gosberton Risegate Spalding		
Terminal Date:	4th April 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking planning permission for a proposed rear extension and detached workshop to the property at 78 Risegate Road, Gosberton Risegate.

Site Description

The site is situated within the settlement boundary of Gosberton Risegate, according to inset map no. 42 in the South East Lincolnshire Local Plan (2019).

The site is a frontage development consisting of a bungalow (number 78) with a new two-storey dwelling to the south west. The site has a long drive with access to the rear garden, which overlooks open fields. The former Methodist Church and Risegate Eau drain is opposite. The surrounding residential development is characterised by frontage development along this part of Risegate Road, but existing dwellings vary in terms of size and design and brick type.

Access is directly off Risegate Road.

History

H08-0530-05- FULL- Approved on 31-05-05- Proposed alterations and extension to dwelling.

Consultation Responses

No consultation responses.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 extension will protrude from the rear elevation of the bungalow by approx. 2.7m by 11.8m wide. The proposed dimensions of the detached garage will measure approx. 6.3m by 12.1m and will sit along the south west boundary, with approx. 1.27m from the rear elevation of the proposed extension to provide access to the rear garden from the driveway.

Overall, having regard to the existing dimensions of the house, the proposed extension and detached garage are acceptable in terms of scale, mass and bulk.

The external materials include facing brickwork on walls, concrete roof tiles and white UPVC in fenestration and rainwater goods will match those existing in the property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

The proposed roof structure of a gable end is considered to compliment the existing roof and enhances the design quality of the building as it currently stands.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes enlarging the existing bedroom 2, family bathroom and kitchen as well as creating a new w/c and utility room. Overall, the proposals will ensure good living conditions of the house occupiers and in keeping with the residential use of the property.

Taking the above into account, the proposed rear extension and detached garage is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

It is not considered that the proposal would overshadow or be overbearing to the neighbouring properties. The proposed new windows will ultimately be situated where the existed windows are placed and it is therefore, not considered that the proposed extension or detached garage would

have a detrimental impact upon overlooking, considered the development is all single storey.

Taking the above into account, the proposed rear extension and detached garage is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Parking Provision

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class.

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision.

2 no. car spaces must be provided within the curtilage for dwellings with up to 3 no. bedrooms. It can be seen that there is ample spaces for cars to enter and egress in a safe manner.

Therefore, the proposed parking provision complies with Policy 36 and Appendix 6 in the SELLP, 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 and detached garage will 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.

Conclusion

Based on the reasons outlined above, the recommendation is therefore for a delegated approval.

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.