DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0135-20**	**Applicant:**	**Mr S A Moore**
Proposal:	Extension to bungalow		
Location:	9 Low Gate Gosberton Spalding		
Terminal Date:	8th April 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for an extension to the bungalow at 9, Low Gate, Gosberton.

The extension would be on the eastern elevation of the property, on land which is currently occupied by a part of the driveway. The extension would feature matching windows and window details, as well as a partial double pitch roof which is laterally intersecting, at roughly half height, to the extant property's roof pitch, with flat roof section between.. The extension is proposed to form a new lobby and breakfast room.

The dimensions of the proposed are roughly 7.72m (L) x 3.017m (W). With a further addition of a 1.65 (W) x 0.8m (L) porch to the Northern elevation.

The proposal also includes the creation of a 'light tunnel' (roof window) on the Eastern pitch of the extant property.

Site Description

The proposal site does not fall within, but is adjacent to the Conservation Area of Gosberton (GCA). The host property is a turn-of-the-21st-Century one and a half storey bungalow, seemingly constructed as backland development to the rear of Number 7 Low Gate. The area surrounding the property is characterised by a mix of mid-20th century bungalows and Victorian-era terraced properties, with some modest modern development to the East. The property can not be easily viewed from the public realm and does not feature in any prolific views into or out of the GCA, regardless of its adjacency to the area.

History

H08-1043-98

Proposed new bungalow. APPROVED on 08/12/1998.

Consultation Responses

No objections.

Lincolnshire County Council Historic Environment Record

No archaeological input required

Planning Considerations

Design and Layout

The Local Planning Authority does not seek any amendments to the design or layout of the proposals. This is because the proposed design is considered to be appropriate when examined in comparison with the remainder of the property. The scale is not inappropriate and the overall design takes enough cues from the extant property for it to be deemed to be appropriate to the site, nor is it of a scale or design which would make it appear alien or out of place in its surroundings.

The proposed layout is appropriate for the planned use of the extension space as a breakfast room and lobby space.

Residential Amenity

The Local Planning Authority does not consider there to be a risk presented to the residential amenity of any nearby residential properties by this application. This is because the proposed extension is only single storey with a fairly standard roof pitch height. Therefore, this presents no material risk of overshadowing and cannot be considered to present a risk of overlooking as the only new window mounted high enough to do so on the eastern elevation is proposed to be mounted at a height which is above reasonable eye level in relation to the floor height.

Heritage Impact

The Local Planning Authority has considered this application and found no reason for concern with

regards any potential for risk to the historic environment. Whilst the property is adjacent to the GCA, it is not easily viewable from the public realm and does not feature in any prominent views in and out of the GCA. The proposal is to use matching brick and is not of a design which is deemed alien, inappropriate or out of place. Therefore, due to the lack of an impact upon the significance of any designated or non-designated heritage assets, it is deemed that this application CONSERVES the historic environment, in line with Section 16 of the National Planning Policy Framework (2019)

Parking provision

Whilst it is accepted that this proposal does mean the loss of some of the driveway and therefore, some of the related parking provision, the property features a single garage and an extensive gravel driveway. Notwithstanding the area proposed to be subsumed by the proposal, the property will still have parking provision which exceeds the standards put forth by Policy 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019)

Conclusion

For the reasons listed above this application is understood to be in concordance with Policies 1, 2, 3, 29, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019), as well as Sections 12 and 16 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.