

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0229-19 **Applicant:** Mr & Mrs Sams
Proposal: Proposed rear extension and internal alterations
Location: 139 Westhorpe Road Gosberton Spalding
Terminal Date: 26th April 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	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed rear extension and internal alterations at 139 Westhorpe Road, Gosberton, Spalding.

Site Description

Ribbon development is along Westhorpe Road. A more defined residential frontage is near the built-up area of Gosberton. The application's site is located further the west and belongs to a cluster of buildings.

The property is a long white rendered old cottage which sits in a spacious rectangular plot. The

driveway is sandwiched between the highway and the front elevation of the property. The dwelling is relatively close to the edge of the road. The remainder of the site is domestic garden where a range of outbuildings such as summer timber house and detached garage are located. There are no adjacent residential properties.

History

H08-0660-18 - Proposed rear extension and internal alterations - Approved

Consultation Responses

Gosberton Parish Council

No comments

Planning Considerations

Principle of development

The site is out of the defined settlement boundaries of Gosberton as set out in Inset Map 18 of the South East Lincolnshire Local Plan, 2019. Policy 1 of the South East Lincolnshire Local Plan states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given the ancillary nature of the development, the proposed extension cannot be located elsewhere within the defined settlement limits of urban settlements. Therefore, the principle of development for the proposal is acceptable unless other planning considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The proposed development is a single-storey flat roofed rear extension. The domestic enlargement would protrude 7.5 metres from the main rear wall. It would measure approximately 6.52 metres in width and 3.30 metres in height. Having regard the dimensions of the dwelling, the intended extension would be subservient to the host property in terms of scale, massing and bulking.

Design and layout

The floor layout plans show that the development is aimed to create an additional third bedroom as well as a separated living room from the kitchen and dining room. A hallway would ensure the access between the extension and the existing rooms. Internal alterations such as wall construction, wall demolition and new doors would be made accordingly. The reason of the proposal is acceptable in terms of the needs of the occupiers and overall the use of the building as a dwelling.

A flat roof is proposed across the top of the extension. The external walls would be rendered to match the existing finish in the house. White UPVC would be used for proposed fenestration. The roof would be made of fibreglass. The resulting appearance of the extension would relate well with that of the host property and overall the built environment in the surroundings.

Impact upon the residential amenity

A more than 2 metre high mature hedgerow is on the western site boundary. The adjacent land to west is currently vacant although planning permission was given for erection of a bungalow under application H08-1099-17.

Very mature hedgerow is across the distance between the rear elevation and rear boundary. The house is more than 20 metres away from the rear boundary. The extension would sit well within the spacious plot and the existing boundary treatment is sufficient to avoid any detrimental visual impact to future adjacent neighbours.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

Additional Considerations

None

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.