DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0295-20**	**Applicant:**	**Mr & Mrs Warren**
Proposal:	Single storey front extension with flat roof		
Location:	59a High Street Gosberton Spalding		
Terminal Date:	29th May 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

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
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for a front elevation with flat roof at 59a High Street, Gosberton.

The proposed extension is effectively an 'infill' extension, partially filling the gap between the two side 'wings' of the property which project forward of the centre of the front elevation. The extension is to be 6.815m wide and 1.861m deep, is proposed to feature a flat roof with two roof windows and

two additional windows, either side of a entrance door in the centre of the proposal. All new windows and doors are proposed to be white UPVC. The proposals are for use as a vestibule and coatroom.

Site Description

The proposal site is a modern bungalow, granted permission as backland development to 59 High Street, under application H08-0689-02. The building is only accessible via a private drive and is not easily visible from the public realm. In spite of the Conservation Area Location, the property, as well as its neighbours are furnished entirely in uPVC windows and doors. The area immediately surrounding the property can be characterised by contemporary houses.

Whilst the property is within the Gosberton Conservation Area, it is on the boundary of the area and the site is not visible from the public realm, and does not contribute much In terms of character to the area.

History

H08-0162-01

RESERVED MATTERS. Erection of Dwelling. APPROVED on 17/05/01

H08-0207-02

Proposed Dwelling and Garage. REFUSED on 20/05/02

H08-0689-02

Proposed dwelling (bungalow), garage and bio treatment plant. APPROVED on 09/08/02

H08-0637-12

Rear extension onto detached garage to form conservatory (retrospective). APPROVED on 19/09/12

Consultation Responses

Ward Councillor S C Walsh

No observations

Trees and Nature Conservation Officer

The extension is unlikely to have a detrimental effect on any protected trees.

Suggest put on the usual tree protection condition, to put temporary fencing around the Root Protection Areas as in British Standard BS 5837: 2012, to protect from soil compaction due to vehicles or storage of materials, no fires to be lit beneath trees etc. Just to apply to any trees which could be indirectly affected by the proposed building works.

If the main roof is being disturbed a bat survey may be appropriate.

Planning Considerations

Design and Layout

The Local Planning Authority does not deem that the proposal is inappropriate in either design nor layout. This small extension will have an unobtrusive effect on both the property and its surroundings and is not of a design which is alien to the rest of the property. The proposed layout is suitable for the proposed use as a vestibule.

Heritage Impact

The Local Planning Authority does not deem there to be a risk to the character or significance of the

Gosberton Conservation Area as a designated Heritage Asset by this application. This is because, whilst the proposals are not of a design which is particularly exemplary and makes use of non-vernacular materials; the site is not visible from the public realm and the materials and design are wholly in-line with the general character of the original property. For this reason, the lack of impact upon the publicly appreciable aspects of the Conservation Area suggests that this proposal helps to CONSERVE the Historic Environment, in line with Section 16 of the National Planning Policy Framework (2019)

Residential Amenity

The Local Planning Authority does not deem there to be any risk presented to the residential amenity of any neighbouring properties. This is because the proposals are single storey in nature and set back far from both the road and from any neighbours meaning that it would not be a reasonable assessment to suggest that overlooking or overshadowing were risks presented by this application.

Conclusion

For the reasons listed above, it is determined that the proposals are in accordance with Policies 1, 2, 3, 28 and 29 of the South East Lincolnshire Local Plan (2019) as well as sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for 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.