

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0394-20 **Applicant:** Ms P Gweshe
Proposal: Two storey side and rear extension with additional front porch
Location: Tizoni 261 Westhorpe Road Gosberton Westhorpe
Terminal Date: 14th July 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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	0	0
WARD MEMBER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a two storey side and rear extension at 261 Westhorpe Road, Gosberton.

Site Description

The property is a detached bungalow set on a large plot. It is set back from Westhorpe Road, with a large front garden which is grassed and a long driveway to the east, which extends to the rear of the property. There is no treatment boundary to the front of the property, but there is 6ft fencing to the side of the dwelling.

There is agricultural land to the north, east and south (on the opposite side of Westhorpe Road),

with one detached dwelling immediately to the west of the dwelling. The overriding character of the area is rural.

History

None relevant.

Consultation Responses

Cllr S C Walsh - Seems to be a good addition to the property provided it has no detrimental affect on adjoining properties re light, view, noise and access.

Planning Considerations

Size and Scale

The proposed development includes a two-storey side extension off the western elevation, which will accommodate two bedrooms, as well as an ensuite bathroom at first floor and enable a larger sitting room at ground floor. The rear single-storey extension will allow for a new kitchen and utility at ground floor. An ensuite and dressing room will be added to the existing second bedroom.

The proposed extensions will noticeably increase the scale of the property however, given that the property sits within a large plot and it would be over 12m to the boundary with the nearest property, this is considered acceptable.

Taking the above into account, the proposed development is considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and is deemed as acceptable.

Layout and Design

The proposed internal alterations, as described above, are in keeping with the residential use of the property.

The two-storey extension will have a gable pitched roof, which will be in keeping with the host property.

A section of the dining room area will be of a flat roof design with a large roof lantern, however this is located to the rear meaning that there will be no impact on the character of the property when viewed from the front.

The proposed development also involves the addition of a porch extension off the southern elevation and a new chimney breast on the external wall to the sitting room. These are of benefit to the overall design of the dwelling, acting as character features.

A pitched roof will be added onto the existing flat roof element off of the eastern elevation of the property. This will benefit the overall design of the property and continue the same design through the development.

The materials proposed to be used for the external walls are a mixture of brickwork, off white rendering and Cement Board Cladding - Ral Colour 7016/Anthracite Grey. The roof tiles are proposed to match the existing. All windows and doors are proposed to be uPVC Anthracite Grey, which will match with the proposed cladding on parts of the dwelling. The existing materials in the area are varied so there is no dominant character to maintain and it will provide a more contemporary, higher quality finish and is therefore deemed as acceptable.

Therefore, the proposed development complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 in terms of layout and design and is deemed as acceptable.

Impact upon residential amenity

The proposed development will not result in any overlooking due to the positioning of the new and additional windows which will face towards agricultural fields to the north, east and south and the fact that the velux windows would be high up the roof. Furthermore, the new balcony at the rear will have obscure glazing to either side.

Secondly, given the distance between the dwelling and the neighbouring property there should be no issues of overshadowing/loss of light or overbearingness.

Therefore, the proposed development complies with Policy 3 in the South East Lincolnshire Local Plan, 2019 in respect of residential amenity.

Conclusion

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

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.