DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0424-21**	**Applicant:**	**Mr S Lambert**
Proposal:	Single storey rear and porch extension with garage conversion		
Location:	121 Clough Road Gosberton Risegate Spalding		
Terminal Date:	16th June 2021		

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	1	0
WARD MEMBER	0	0	1	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for a single storey rear extension to create a sun lounge, a front porch extension and a garage conversion to create a study and utility room. The rear extension measuring 4.9 metres x 8 metres and standing at 2.7 metres in height (3.4 metres including roof lantern). The front porch would measure 1.5 metres x 2.5 metres. The external materials would match the existing dwelling.

SITE DESCRIPTION

The property is a detached dwelling located on Clough Road in Gosberton Risegate. It comprises a detached brick built bungalow with an attached garage to the front. There is a large driveway to the front with off-street parking provision for at least 4no vehicles. The immediate area comprises a

mixture of detached two storey and single storey dwellings. The property backs onto open countryside.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Gosberton Parish Council
No comments

Cllr S C Walsh
No observations

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 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 extensions are considered proportionate to the existing dwelling. The front porch extension would be a small infill and is considered to sit well with the existing dwelling. The eaves of the rear extension would be slightly higher than the existing dwelling, however, given there would be no views of it from the main public realm from the front of the site it would not result in any unacceptable impact on the street scene and can on balance be accepted. There would be glimpsed views of the proposed development from the rear of the site, however, given the single storey nature of the extension and the fact it would be located at least 16 metres from the rear boundary it would not appear overly prominent. Sufficient outdoor amenity space would be retained and the extensions would not result in overdevelopment of the site. Furthermore the use of matching external materials would ensure the extensions would be in keeping with the existing dwelling.

The proposed garage conversion involves minor alterations including replacing the garage door with a window and 2no additional windows on the front elevation. These alterations are not considered to significantly or unacceptably alter the overall character of the bungalow.

As such the extensions and garage conversion would comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

The proposed porch and the rear extension would not be visible to the adjacent neighbour to the east at no.119 Clough as they would be blocked by the applicants existing house. As such no unacceptable impact would result on the amenity of this neighbours.

With regards to the neighbour to the west at no.123 the proposed porch extension would be located some 9.5 metre from the shared boundary with this neighbour. As such it would not result in any unacceptable impact on this neighbour. The proposed rear extension would be located approximately 2.8 from the shared boundary with this neighbour and some 5.8 metres from the nearest elevation of this neighbours house. Given the relatively low height of the extension and single storey nature this separation distance is considered to be sufficient as to not result in any overbearing impact or unacceptable overshadowing

As such the proposal would accord with Paragraph 127 of National Planning Policy Framework (2019) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Planning Balance

The proposal will not materially harm the character or appearance of the locality or amenity of nearby residents. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

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

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.

RECOMMENDATION

The application can be approved under delegated powers.