

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0688-20 **Applicant:** Mr & Mrs Knight
Proposal: Proposed Single Storey Front and Rear Extensions
Location: 37 Westhorpe Road Gosberton Spalding
Terminal Date: 19th October 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	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for proposed single storey front and rear extensions at 37 Westhorpe Road, Gosberton.

Site Description

The property is a detached bungalow situated at the west of Gosberton along Westhorpe Road. Dwellings in the vicinity are confined to frontage only on the northern side of Westhorpe Road. The plots along the road are fairly spacious and the dwellings are mostly bungalows of a variety of ages and design.

The dwelling is set back from the road with a large gravelled driveway/front garden which wraps

around the side of the property on the south western side and there is a good size garden to the rear.

History

No relevant planning history.

Consultation Responses

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 extension will project from the existing side elevation by approx. 2.7m and project forwards of the front elevation that is set back by approx. 6.1m. A small extension to the rear of the dwelling will round off the area between the existing sun room and study. It would be single storey in height. Taking into account the size of the existing bungalow and its plot, the proposed extensions would be in keeping with the scale of the host dwelling and with the plot that it sits within. It is therefore acceptable in terms of size and scale.

The proposal is for the extensions to have a flat roof. A flat roof design for side extensions ideally should be avoided as they are not visually attractive. However, it is noted that there are other instances in the locality where properties have flat roof elements to the side and there is even one dwelling where the entire roof is flat. Given this context, it is not considered that there would be a justifiable reason for refusing the application on the ground of the roof design.

The extensions will create additional space for the kitchen and a relatively open plan dining and living area. The development will also allow for an additional bedroom and en-suite bathroom at the rear. This is in keeping with the current residential use of the property.

The proposed materials for the brickwork, windows and doors would match the existing. The roof tiles and felt will be replaced with fibreglass, which is considered to be an acceptable material for the flat roof design.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 and is therefore deemed as acceptable in terms of layout, design, size and scale.

Impacts upon Residential Amenity

The extensions will be of a single storey nature, not being higher than the original bungalow, and will be subservient in scale to the host dwelling. Furthermore, the development would be no closer to the boundary than the single storey element that accommodates the current study room and W/C and there is screening from mature shrubs and fencing on the boundary. It is therefore not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing.

The external layout and internal alterations will not undermine the amenity standards of the householders by reason of daylight enjoyment.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms 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.