DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0765-21**	**Applicant:**	**Mr & Mrs Young**
Proposal:	Proposed Single Storey Rear Extension and Porch		
Location:	Flintfield Station Road Gosberton		
Terminal Date:	8th September 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

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 application seeking permission for a proposed single storey rear extension and porch to the property at Flintfield, Station Road, Gosberton.

Site Description

The site is situated within the settlement of Gosberton Risegate and Clough, according to the South East Lincolnshire Local Plan, 2019. The detached bungalow is situated to the south of Station Road and to the east of the railway crossing. The bungalow is on a spacious plot, with a paddock and

stables to the rear of the property.
There is the former station yard to the west of the dwelling. The property is at the edge of the settlement, therefore there are open fields to the north and east.

History

No relevant planning history.

Consultation Responses

Gosberton Parish Council- No comments

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 rear extension will protrude from the rear elevation by a maximum of approx. 4.6m and maximum width of 14.3m. There will also be an addition of a front porch measuring approx. 1.9m by 1.3m. Having regard to the existing dimensions of the house, the proposed rear extension will be a considerable addition to the existing bungalow, but is commensurate with the size of the plot. Therefore, it is acceptable in terms of scale, mass and bulk.

A fibre cement cladding finish is proposed to the rear extension which is considered acceptable, as it will not be visible from the main road and therefore not impact upon the visual amenity and character of the area.
The concrete roof tiles will match those existing in the property.

The existing hipped roof structure will be reflected over the entire bungalow in order to blend well.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes enlarging bedroom 1, the existing living room and dining room will be changed to an additional 2 bedrooms. The existing office will converted into an ensuite for bedroom 1 and a new family bathroom will be created from a section of the existing kitchen. The existing kitchen will be created into an open plan kitchen/dining area, with French doors leading to a new living room at the rear. The extension will also include an additional utility room and w/c with a new back door to the rear.

Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed rear single storey extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Impact upon Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed windows/doors and covered area to the rear will not have an overlooking impact as there is only a paddock and open fields to the rear of the property. Furthermore, there are no properties to the east and the closest property to the west is in excess of 23m away.

Due to the single storey nature of the development and there being no residential dwellings immediately adjacent, the proposal will not have a material overbearing or overshadowing impact on any other property.

Taking the above into account, the proposal is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Parking Provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner.

Therefore, the proposals will ensure appropriate car parking provision and comply with Appendix 6 of SELLP 2019.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed single storey rear extension does not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 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.

Conclusion

The recommendation is therefore for a delegated approval.