

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0792-19 **Applicant:** Mr & Mrs Taylor
Proposal: Proposed rear extension, loft conversion and internal alterations
Location: 33 Low Gate Gosberton Spalding
Terminal Date: 7th October 2019

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	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a proposed rear extension, with a loft conversion and internal alterations to the room layout.

Site Description

The site accommodates a detached bungalow approximately dating back to the 1930's, with Crittall windows which give the property character. The properties in the area tend to be on generous plots, with a variety of boundary treatments. The plot is surrounded by several other bungalows of various designs.

There is an extant outline planning permission for the development of 4 dwellings on land to the rear

(H08-0755-18).

History

No relevant history.

Consultation Responses

Gosberton Parish Council have no observations.

Planning Considerations

Size and Scale

The proposed alterations and extensions would change the visual appearance of the property. However, the new footprint of the property would not be considerably different to the existing and, with the exception of the new pitched roof to the garage, would be similar in terms of height overall. The size and scale of the proposal is therefore acceptable.

Layout and Design

The proposal is to extend the original build to the rear to create a large open kitchen/diner/living area. The garage will also be narrowed and elongated and have a workshop connected to it to replace the existing annex at the end of the property.

A white "k-rend" render finish is proposed on the entire property and the proposed windows will be a white uPVC which will match the existing. Given that existing dwellings in the vicinity are varied in terms of design and materials (brick and render), this is considered acceptable.

The proposed development creates more space to the side of the garage and creates a more social area to the rear of the property, with the proposal of bi-fold doors which will open up the garden space and create and be more cohesive garden with the rest of the house.

Impact upon Residential Amenity

The proposed plans show that there will be new windows at the first floor for the loft conversion, which would be facing east and west from the property. However, the windows on the facing elevation of no. 35 to the west are obscure glazed and the new window on the eastern facing elevation would be obscure glazed. There should therefore not be a material adverse impact on privacy.

Given the scale of the proposal and the relationship with adjacent properties, it is not considered that there would be a material adverse impact on neighbours in terms of loss of light or being overbearing in nature.

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 of Section 12 in the National Planning Policy Framework (2019).

The recommendation is therefore 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.