

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-0989-19 **Applicant:** Mr & Mrs K Adams
Proposal: Single-storey boot room extension and replacement conservatory
Location: May Cottage Broad Drove Gosberton Clough
Terminal Date: 27th November 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

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 single-storey boot room extension and replacement conservatory at May Cottage, Broad Drove, Gosberton Clough. The proposed conservatory will be sited on the eastern elevation and will have a smaller footprint than the existing conservatory. The proposed rear elevation boot room will project 2.25 metres from the wall and measure 4.15 metres in width. The conservatory will be UPVC, with the brick and tile for the boot room matching those of the existing dwelling. The existing brick quoins on the front elevation will be rendered to match the rest of the front elevation.

Site Description

The proposal site is within defined settlement limits and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

History

H08-0673-84

Full - Use of two existing empty buildings for the storage and sale of second hand household goods
- Approved - 17 August 1984

H08-1194-85

Full - Change of use of existing arcon pre-fab to storage and sale of secondhand goods, also for extension to pre-fab for same purpose - Approved - 22 January 1986

H08-1000-87

Full - Extension and re-roof to existing cottage - Approved - 21 October 1987

H08-0587-88

Full - Erection of storage building for second-hand furniture - Approved - 14 June 1988

H08-0299-90

Full - Toilet Block - Approved - 05 June 1990

H08-0060-03

Full - Erection of building for manufacture of concrete paving slabs - 11 April 2003

H08-1472-07

Full - Proposed extension and internal alterations - Approved - 27 December 2007

Consultation Responses

Gosberton Parish Council

No observations.

Planning Considerations

- Principle of development
- Amenity impact

Principle of development

The site can accommodate these small residential extensions without impact on the character of the dwelling.

Amenity impact

There is not considered to be an amenity impact on the surrounding area. The extensions are a significant distance from neighbouring properties and the site is substantially bordered by established trees.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.