

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0907-19 **Applicant:** Mr & Mrs J Henry

Proposal: Proposed single-storey extension to dwelling, construct front porch and alterations to rear porch

Location: Lark Rise Marsh Road Holbeach

Terminal Date: 4th November 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	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application at Lark Rise, Marsh Road in Holbeach Hurn. The application is for a proposed single storey extension to dwelling, construction of a front porch and alterations to the rear porch.

Site Description

The dwelling is set within a relatively large plot, which is surrounded by a mature hedge. There is a large front gravelled driveway and a front garden which is very spacious and the property also has a large rear garden.

The surrounding area is characterised by properties within relatively spacious plots, reflecting the wider rural nature of the area. The properties on each side of the dwelling are two storey detached houses on similar sized plots. There is a row of bungalows to the south east of the property on the opposite side of Marsh Road.

History

None relevant.

Consultation Responses

Holbeach Parish Council are in support of this application.

Planning Considerations

Layout and Design

This proposed extension will replace an existing single-storey element to the west of the existing property and will be replacing the flat roof structure which is there currently.

The proposed design will create a hip roof, similar to the host property, which will better reflect the character of the existing dwelling and will appear better in visual terms from the front compared to what is there now.

As well as this, the plans show the construction of a new front door and porch, central to the original property. This adds visual interest to the front elevation.

The materials used externally are all to match the existing, as well as additional timber posts and tiled roof for the front porch.

Overall, the proposed layout and design is considered acceptable.

Size and Scale

The extension will be flush with the original property at the front of the dwelling. The rear part of the extension will be going further out in length to the rear of the property to create a slight L shape. This is acceptable given the size of the plot.

The height will be increasing and there will be a slightly noticeable visual difference due to the introduction of the pitched roof. However, this is acceptable due to the boundary treatment obscuring views. It will therefore not have an adverse impact upon the character and appearance of the area.

Impact Upon Residential Amenity

The proposed plans will create roof lights to the rear of the extension, with two patio doors with sidelights on the rear elevation. This will create more light into this part of the dwelling. The new windows and doors will not have an overlooking impact on neighbours due to most of the windows being north facing and no dwellings being located in this direction, as well as not overshadowing private areas of neighbouring houses and their gardens due to the single storey nature of the proposal.

There will be an addition of small windows to the side of the extension, which is on the west side, closest to the property on the west. However this will not have an adverse impact in terms of overlooking of that property due to the approx. 1.8m high conifer hedge which is situated between properties.

Conclusion

In light of the considerations above, the proposed single storey extension to dwelling, with the construction of a front porch and alterations to the rear porch is 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.