DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-0252-20**	**Applicant:**	**D Barton & M Holmes**
Proposal:	Extension and alterations		
Location:	4 Pipwell Gate Moulton Seas End Spalding		
Terminal Date:	13th May 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

12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for an extension and alterations to the dwelling at 4 Pipwell Gate, Moulton Seas End.

Site Description

The property is a detached bungalow, which is set back from Pipwell Gate. It is set within a large plot with a large gravelled driveway and grassed front garden and with garden area to the side and

rear of the property. There is a detached single garage located to the south-west of the dwelling.

The surrounding properties are a mixture of bungalows, chalet bungalows and 2-storey dwellings which are all on large spacious plots. The bungalows are of a variety of characters and design.

There are allotments immediately to the rear.

History

No relevant planning history.

Consultation Responses

Moulton Parish Council - In support of the proposed development.

South Holland Internal Drainage Board - Provides a reminder of the Board's byelaws.

Planning Considerations

Layout and Design

The proposed development to this dwelling will create an additional bedroom, with an en-suite bathroom to the east of the dwelling. The extension to the rear of the dwelling will create a large open plan kitchen/dining/living area which include bi-fold doors facing the rear garden off of the dining area.

The existing kitchen will be converted into a large utility area, creating more beneficial space for the residents.

The materials proposed for the development are to match those of the existing dwelling. The roof of the side extension is proposed to be a continuation of the hip roof of the existing property and thus it would be in keeping with the existing character of the property. The rear extension would be flat roofed which is acceptable given its location out of public view. The proposed fenestration will be in keeping with the existing property.

Taking the above into account, the proposed layout and design of the extension and alterations are considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and are therefore deemed acceptable.

Size and Scale

The proposed development is effectively a reverse 'L' shape extension which will wrap around the eastern side and rear of the dwelling.

It will project from the existing rear elevation of the dwelling by around 3.6m and be approx. 9.7m in width. As a result, it will project from the eastern elevation by approx. 3.5m. The side extension to the east will have an approx. depth of 13m. It will project forward of the principal elevation marginally (approx. 1.1m)

Overall, it is considered that the proposed extension is subservient to the host property and is well proportioned in terms of the size of the plot.

Taking the above into account, the proposed extension and alterations are considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 with regard to size and scale.

Impacts upon residential amenity

It is not considered that the proposed development would have a material adverse impact on overlooking, loss of light or in terms of being overbearing in nature.

With regard to privacy, the only window on the south-eastern facing elevation of the extension would belong to a bathroom, therefore there should be no issues of overlooking the neighbouring property in that direction (which has a facing window in the roof space) as the window would be obscure glazed. The bathroom is considered to be a non-habitable room so therefore would not

have an impact upon overlooking here. A dining room window is shown on the north-western facing elevation of the proposed extension but the existing property in that direction is also single storey so no overlooking would occur in that direction.

The side elevation of the proposed extension would come around 0.63m from the boundary with No. 6. However, it is only a garage on the other side of the fence and so there would be no loss of light to habitable rooms of that property or an adverse overbearing effect, particularly given the height of the proposed extension at the boundary.

With regard to the amenity of the occupants of the host dwelling, sufficient garden space will be retained after the extension is constructed and the works will improve the internal living accommodation of the property.

Taking the above into account, it is considered that the proposed extension and alterations comply with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in respect of residential amenity.

Conclusion

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