DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0268-19**	**Applicant:**	**Mr B McNeill**
Proposal:	Single-storey side extension		
Location:	8 Dozens Bank West Pinchbeck Spalding		
Terminal Date:	2nd May 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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for single-storey side extension at 8 Dozens Bank, West Pinchbeck, Spalding.

Site Description

The site is narrow linear within a row of traditional two-storey semi-detached properties on the northern-east side of Dozens Bank. There is a private owned access point a few metres down the road that leads to a shared lane running behind the residential plots. Rear yards are found to the north-east. The land between the row of houses and the highway is on a steep slope.

History

None

Consultation Responses

None

Planning Considerations

Principle of development

According to the Inset Map 59 of the South East Lincolnshire Local Plan, the site is within the settlement boundaries of West Pinchbeck. The principle of development is therefore acceptable unless other material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The development would protrude 3.15 metres from the northern-west side elevation. It would be 5.39 metres in depth and 3.75 metres in maximum apex height. The eaves would be approximately 2.50 metres high. Having regard to the dimensions of the dwelling, the proposed development would be subservient to the host property in terms of scale, massing and bulking.

Design and layout

The purpose of the extension is to increase internal floor space to accommodate a 13.39 square metre dining room. An internal opening would be created where there is an existing small window to ensure access between the intended room and the remainder of the house. The internal layout would be acceptable for the amenity of the occupiers and according to their growing living needs.

Externally, the side extension would be single-storey whereas the host property is two-storey. The proposal has been proposed to be stepped back from both the both front and rear elevations. Such layout would remark the subservience of the extension to the main building in an appropriate scale and hierarchy. A gable pitch roof would be on top of the extension replicating the roof style of the original building. The form of development would not be detrimental on the character of the street scene. The additional impact of the intended side extension would not create terracing on the frontage.

The external materials are proposed to match as closely as possible the existing materials of the house. The appearance would not result undermined after carrying out the proposal.

Impact upon the residential amenity

A 2 metre high timber close board fence is along the northern-west boundary. By virtue of this mean of enclosure and single-storey nature of the extension, the visual impact of the development would be dramatically mitigated from the adjacent property at No. 9. There is sufficient separation distance with the opposing elevation to create any overbearing effect to the adjacent neighbours.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.