

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0368-19 **Applicant:** Mr & Mrs Sealey
Proposal: Proposed Rear Extension
Location: 11 Wayet Road Pinchbeck Spalding
Terminal Date: 29th 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 a proposed rear extension at 11 Wayet Road, Pinchbeck, Spalding.

Site Description

The surroundings of the site are characterised by residential development. A wide range of housing types, designs and appearances has been observed in the locality. However, the most predominant house profile is two-storey detached with in-built garage such as the application's property.

Wayet Road has a triangular grassed island which serves as a roundabout for vehicles. The site is

triangular shaped facing the road island. The property stands on the site set at an angle with the front elevation set back approximately 16 metres from the road and 7.73 metres from the western boundary line.

History

None

Consultation Responses

None

Planning Considerations

Principle of development

The site location is within the settlement boundaries of Pinchbeck as set out in the Inset Map 2 of South East Lincolnshire Local Plan, 2019. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The surroundings of the site are characterised by residential development. A wide range of housing types, designs and appearances has been observed in the locality. The most predominant house profile is two-storey detached with in-built garage.

Wayet Road is a cul-de-sac street with a triangular grassed island which serves as a roundabout for vehicles. The site is triangular shaped facing the cul-de-sac end. The property is set at an angle with the front elevation set back approximately 16 metres from the road and 7.73 metres from the western boundary line.

Layout and design

The floor layout plans show that the extension would accommodate a combined large kitchen/dining/ living area. The purpose of the development would be therefore acceptable with the existing use of the building.

A fibreglass flat roof would cover the entire extension. As a result of that, the rooftop would not enter into conflict with the existing upper windows on the rear elevation. 4 no. sliding doors with one long narrow window on each side would be opened on the rear elevation. 3 no. additional long narrow windows would be located on the western side elevation. A lantern windows would be also on top of the roof. The fenestration layout would enhance the enjoyment of daylight for the house occupiers using the proposed room.

With regards to the external materials, facing brickwork matching the existing in the property would be only visible on the base of the extension. The remainder of the elevation would be covered by cedar weatherboard sidings which would enhance the building providing a more contemporary appearance.

Impact upon the residential amenity

There is a 2 metre high timber close board fence on the side and rear boundaries. Mature shrubs are in close proximity to both western boundary and rear boundary. Additionally, mature tall trees are at the rear of the site. In view of the existing boundary treatment and having regard the single-storey nature of the development, the visual impact of the proposed extension to the residents of adjacent properties would not be significant.

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 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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.