

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0417-20 **Applicant:** Mr S Chapman

Proposal: Demolish sunroom, add cladding to exterior walls and make alterations to the fenestration.

Location: 202 Spalding Road Pinchbeck Spalding

Terminal Date: 23rd July 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

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for the demolition of a sunroom, add cladding to exterior wall and make alterations to the fenestration at 202 Spalding Road, Pinchbeck.

Site Description

The property is a detached two storey dwelling situated to the east of Spalding Road. The dwelling is situated down a private road, namely Vernatts Lodge, and is set back behind other properties which are accessed off Spalding Road. The property is surrounded by several other properties of varying ages and design, including a detached two storey dwelling to the east and single storey semi-detached properties to the west. To the south-east of the property is a site which benefits from

planning permission for the erection of 72 dwellings, which has recently been granted (ref. H14-0109-19). Further to the south is the Johnson Community Hospital.

The dwelling is mostly surrounded by mature hedging and approx 1.8m high fencing. The dwelling has a large gravelled driveway and a large grassed front garden, with open access to the rear of the property. The dwelling is situated on a very spacious plot.

History

H14-1159-00 - Approved- 30-01-01- Convert bldrs merchants into 6 res units including associated parking & double garage to serve existing house.

Consultation Responses

No responses.

Planning Considerations

Pinchbeck Parish Council

In support.

Layout and Design

The proposed works to the dwelling include the demolition of the sun room, which is situated off the eastern elevation, and the consequent bricking up of the existing doors on that wall. The works also include the addition of new bi-fold doors to the northern elevation off the proposed new dining area. The existing utility room will be converted to form part of the new open plan kitchen/diner which will cover the entire width of the rear section of the ground floor. The existing side facing opening to the utility room will be reduced in height on account of being converted to a kitchen space.

The existing windows are proposed to be replaced with powder coat aluminium windows, which will give a more modern look to the entire dwelling. The brickwork of the dwelling is to be covered in a new fibre grey cement cladding and the existing upvc fascias will be decorated in a dark grey, which will create a coherent appearance with the new windows and doors, as well as giving a contemporary look with the grey cladding. The cladding would result in a different appearance to other dwellings in the vicinity, however the property is set back from the main road and would result in a higher quality finish. The proposed design is therefore considered to be acceptable.

Taking the above into account, the layout and design of the proposed development to this dwelling is considered to satisfactorily comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 in terms of layout and design. The proposed development is therefore deemed as acceptable.

Impact upon Residential Amenity

The proposed development to this dwelling will not have a negative impact in terms of overlooking, overshadowing or being overbearing due to most of the development being cosmetic and not a physical change to the size and scale of the dwelling. The demolition of the sun room will result in the removal of all windows facing to the east and the fenestration of the northern elevation would be merely reconfigured. The full height window on the southern elevation would be partly bricked up.

Therefore the impact upon residential amenity is considered acceptable and thus in accordance with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019.

Conclusion

In light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of 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.