

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0488-20 **Applicant:** K Taylor
Proposal: Side and rear ground and first floor extensions
Location: 18 Penway Drive Pinchbeck Spalding
Terminal Date: 28th August 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is an application for side and rear ground and first floor extensions at 18 Penway Drive,

Pinchbeck. The proposal seeks to provide an open plan dining, kitchen and garden room area at ground floor level, with a master bedroom, en-suite and separate bathroom at first floor level. The existing garage will become a study, with a utility room and shower room to the rear, and the existing upstairs bathroom will be removed to allow landing access to the first floor extension. No side elevation windows are to be sited at first floor level. Tiling is to match that of the existing dwelling with existing and proposed walls covered with white render.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and broadly similar design. The Spalding to Lincoln railway line runs to the rear of the site.

History

No recent history

Consultation Responses

Network Rail

No observations

Planning Considerations

Principle of development

The proposal is for a residential extension on residential land with defined settlement limits. New first floor fenestration is sited solely to the front and rear, which represents a standard frontage situation. The principle of development on this site is considered to be acceptable.

Parking provision

Whilst a parking space would be lost by conversion of the garage, there is parking provision being provided for two cars, with on street parking available immediately to the front of the property. This level of provision is considered to be acceptable for the site and comparable with provision on other properties in the vicinity.

Impact of development

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site whilst there is not another rendered property in the immediate vicinity, the proposed white render is considered to brighten up what is a fairly worn dwelling and does not materially impact the character.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

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.