DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0744-20**	**Applicant:**	**Mr & Mrs S Huggins**
Proposal:	Proposed two/single storey rear extension including internal alterations		
Location:	The New Cottage 64 Six House Bank West Pinchbeck		
Terminal Date:	3rd November 2020		

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 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

CASE OFFICER ASSESSMENT

PROPOSAL]

This is a full application for a proposed two/single storey rear extension including internal alterations at The New Cottage, 64 Six House Bank, West Pinchbeck. The proposal seeks to provide a kitchen and family room at ground floor level, with a bedroom and en-suite above. The area above the family room will not be developed, with a roof lantern provided above the single storey flat roof. The proposed first floor side elevation window rooflights are to be sited 2.5 metres above ground level. The materials of construction of the extension are to be cream coloured render at ground floor level with Siberian Larch timber cladding at first floor level. Tiling is to match that of the existing dwelling.

SITE DESCRIPTION

The proposal is within defined settlement limits and the surrounding area is characterised by linear residential development of varying ages and designs.

RELEVANT HISTORY

None.

CONSULTATION RESPONSES

None.

PLANNING CONSIDERATIONS

Principle of development

The proposal is within defined settlement limits and for residential development on residential land. The principle of development on this land is considered acceptable.

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above criteria the following can be observed:

1. The size, scale and layout are considered to be acceptable for the site. The applicant has recently purchased land to the rear of the site toward the drainage ditch, so this proposal is not considered to represent overdevelopment. Therefore, there is not considered to be a material impact on occupant amenity. As the development is to the rear of the site there is not considered to be a material impact on the character and appearance of the surrounding area.

2. Whilst the exterior wall materials do not match those of the existing dwelling, the extension is to the rear and will not impact the character of the area. The orientation is that of a standard frontage to rear situation.

3. The proposal does not seek to maximise sustainable materials and resources.

4. The proposal will not lead to the loss of off road parking provision, and does not impact access and vehicle generation levels.

5. The proposal will not impact existing community services and infrastructure.

6. The proposal will not impact neighbouring land uses from noise, odour or disturbance. The proposal will also reduce visual intrusion by moving the rear elevation first floor rear elevation windows further back from the rear garden of neighbouring property Brookside to the south. The two storey extension would be almost 10m from the northern boundary and approx. 3.3m from the southern boundary. It is therefore not considered that it would be overbearing to neighbouring properties or cause undue loss of light.

7. The proposal will not impact sustainable drainage and flood risk.

8. The proposal will not impact natural habitats, historical building and heritage assets.

9. The proposal will not impact sand and gravel mineral resources.

Topography

The proposal site slopes away from Six House Bank toward a drainage ditch at the rear of the site to the west.

Conclusion

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

A delegated approval is considered to be appropriate.

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.