DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1010-19**	**Applicant:**	**Mr & Mrs Simpson**
Proposal:	Proposed extension and alterations		
Location:	142 Spalding Road Pinchbeck Spalding		
Terminal Date:	5th December 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking

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 a proposed extension and alterations to the dwelling at 142 Spalding Road, Pinchbeck.

Site Description

The dwelling is situated east of Spalding Road, Pinchbeck. The property has a large driveway and access to the front of the property and has a large east facing rear garden with shrubbery and mature trees surrounding the perimeter of the site.

History

None.

Consultation Responses

Pinchbeck Parish Council comments - The (application) has now been reviewed by our planning committee and we confirm this planning determination is recommended for approval.

Planning Considerations

Layout and Design

The proposed development is a flat roof rear extension with roof lantern which will connect to the dining room and kitchen. An opening will be created internally from the living room to the dining room.

Windows and a French door are proposed to open out onto the garden. The materials that will be used are to match the existing white rendering as well as the white UPVC windows.

The proposed development is a flat roof extension, which is something which can be typically seen in the area. Furthermore, it is important to address that the proposed flat roof extension will have no visibility from the front of the property, so the impact upon the character and appearance of the area would be miniscule.

On the opposite side of the road, there are several houses with extensions to the rear, of various shapes, sizes and designs.

Therefore the layout and design of the proposed extension is acceptable.

Size and Scale

The proposed rear extension will be approximately extending out by 4.8m and approx. 5.7m wide. It would be single storey.

The size of the proposed rear extension is relatively large, however it will be subservient to the overall size of the host dwelling which is two storey in nature and the rear garden is long (extending approx. 30m from the existing rear elevation).

Therefore the size and scale of the proposed extension is considered to be acceptable taking into account the relationship with the host property and size of the rear garden.

Impact upon Residential amenity

It is not considered that the proposed development would have a material adverse impact on residential amenity. It is a single storey extension to the rear of the property, and sets out to create a larger living space. For this reason, and due to the single storey scale of the extension, there would be no material loss of light to the neighbouring property nor would it be overbearing in nature.

The roof lantern would allow some views (albeit limited) towards the upper rear windows of the adjoining property but normal roof/sky lights are permitted under PD rights on side facing roof slopes if they are located 1.7m or higher above floor level (subject to other conditions re height). On the basis that if the applicant were to erect a smaller extension that would be PD and could install such roof lights it is considered reasonable to allow the roof lantern.

Parking

The proposed alterations to the internal layout of the dwelling involves the addition of a downstairs bathroom. This will be incorporated at the rear part of the existing garage meaning that there will be a loss of a car parking space from the garage.

However, the external car parking spaces will not be affected as the drive is relatively large and can accommodate at least 3 vehicles.

Therefore, this would comply with Policy 36 and Appendix 6 of the Local Plan which requires 2

vehicle parking spaces for properties with up to 3 bedrooms.

Conclusion

In light of the considerations above, the proposed rear extension and alterations to this dwelling is in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 in 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.