DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-1112-20**	**Applicant:**	**Mr S Willson**
Proposal:	Proposed first floor rear extension and front porch including internal alterations.		
Location:	13 Harpe Close Pinchbeck Spalding		
Terminal Date:	5th February 2021		

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	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed first floor extension and front porch extension, including internal alterations to the property at 13 Harpe Close, Pinchbeck.

Site Description

The site is situated within a residential area of Pinchbeck and accommodates a detached dwelling within a good sized plot.

The dwelling is set back from the road with the area to the front of the dwelling garden being grassed and block paved. The property has a side access to the large rear garden and is not

overlooked to the rear due to the high conifer hedging at the western boundary.

The surrounding dwellings in the area are mostly of a similar age and design.

History

No relevant planning history.

Consultation Responses

No consultation responses.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed first floor extension to the rear would be immediately above the existing flat roof part of the kitchen. It would therefore be small in scale, projecting approx. 2m from the rear elevation and approx. 2.8m from the side elevation. To the front of the dwelling, a small dual pitched porch would be created and a single pitched roof created to the garage. Having regard to the existing dimensions of the house, the proposed first floor rear extension and front porch are acceptable in terms of scale, mass and bulk.

The flat roof design to the rear first floor extension, is not particularly attractive however due to it being positioned to the rear of the property it will not impact upon the deisgn and character of the surrounding area.
There will also be a new mono pitched roof to the existing garage on the front elevation and a new gable roof design above the proposed porch area. This proposed roof structure will significantly enhance the deisgn quality of the exisiting dwelling as it currently stands.

Facing brickwork on walls, concrete roof tiles and UPVC in fenestration and rainwater goods will match those existing in the property. The rear extension will include a roof light and composite cladding to the exterior walls, which will similarly match the existing cladding to the southern side elevation of the dwelling. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Internally, the purpose of the development is to gain further internal floor space an additional bathroom to the first floor, and changing the existing bathroom into an en-suite for the bedroom to the rear. At ground floor, the kitchen will be enlarged and a utility room will occupy part of the existing garage, with the remainder being used as a store.

Overall, the proposals will ensure good living conditions of the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impacts upon residential amenity

The proposals are small in scale and the closest neighbouring dwelling has no fenestration on the side elevation. The new rear facing window would be obscure glazed (bathroom). In light of this, it is not considered that there would be a material impact in terms of overlooking, loss of light or the proposal being overbearing in nature.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and

3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed first floor extension, front porch and internal alterations does not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 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.

Conclusion

The recommendation is for a delegated approval.