DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1196-22**	**Applicant:**	**Ms E Sampson**
Proposal:	Single storey front extension and alterations		
Location:	32 Rose Lane Pinchbeck Spalding		
Terminal Date:	13th February 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2021

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 seeking planning permission for a proposed single storey front extension and alterations to the dwelling at 32 Rose Lane, Pinchbeck.

Site Description

The site is located within the defined settlement of Pinchbeck, according to the South East Lincolnshire Local Plan, 2019. The site context is mostly characterised by residential development. The site is part of frontage residential development along Rose Lane, with Rotten Row situated to

the north. A wide range of types, design, ages and appearance has been observed in the locality.

History

No planning history.

Consultation Responses

Pinchbeck Parish Council

In support.

Planning Considerations

Design, Layout, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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 extension would extend from the principle elevation by approx. 2.4m by 3m, with the covered area protruding from the principle elevation by approx. 2.4m by 2.4m. Overall, having regard to the existing dimensions of the house, the proposed single storey front extension is acceptable in terms of scale, mass and bulk.

The external materials include artificial slatted cladding board set vertically, concrete roof tiles and white UPVC window, with a composite front door and a steel garage door. The proposed vertical cladding is considered to integrate a modern and contemporary character to the existing light facing brickwork. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined, given the variety of material in the surrounding area.

An a-pitched front facing roof is proposed to the front single storey extension, which is considered to somewhat compliment the existing side facing a-pitched roof.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes the addition of a utility room off of the existing kitchen, creating a new hall/entrance and the extension will allow there still to be a functional garage for the residents.

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

Taking the above into account, the proposed single storey front extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The single storey front extension contains a small foot print with a garage door and would be a replica of where the existing garage is situated. Both existing windows to the side east elevation will be bricked up, with on a small window with reduced opening to the proposed utility room.

It is not considered that the proposal would overshadow or be overbearing to the neighbouring properties, considering that the closest part of the neighbouring property to the east is the garage,

as well as the proposal being single storey.

Taking the above into account, the proposed single storey front extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 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 single storey front extension will 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.

Conclusion

Based on the reasons outlined above, the recommendation is therefore 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.