DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0207-19**	**Applicant:**	**Mr Peter Gregg**
Proposal:	Rear ground floor extension and part side extension including demolition and replacement of garage		
Location:	13 Greenrigg Gardens Spalding		
Terminal Date:	25th April 2019		

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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for rear ground floor extension and part side extension including demolition and replacement of garage at 13 Greenrigg Gardens, Spalding.

Site Description

The site is triangular and faces the end of the cul-de-sac street Greenrigg Gardens. The property is a traditional two-storey dwelling. The site context is characterised by residential development. A mix of bungalows and two-storey dwellings is along the road. A certain variety of design and appearance has been observed through brick colours, roof tiles and roof layouts. The garage is being demolished at the time of the site visit.

The site location is within the settlement boundaries of Spalding as set out in the Inset Map 2 of

South East Lincolnshire Local Plan, 2019. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

History

H16-0623-06 - Two-storey extension and alterations - Approved

Consultation Responses

None

Planning Considerations

Size and scale

The proposed development is a single-storey flat roofed rear/side extension. It would protrude 4 metres from the main rear wall and 2.71 metres from the eastern side elevation. Its width would measure approximately 9 metres and the maximum apex height 2.75 metres. Having regard to the dwelling, the proposed extension would be subservient to the host property in terms of scale, massing and bulking.

The floor layout plans show that the extension would provide additional floor space for a kitchen, games/sitting area and a re-built garage. The intended use and rooms would be acceptable in accordance with the existing use of the host building and the increasing living needs of the occupiers.

Design and layout

A flat roof with parapet wall is proposed across the top of the extension. This roof style would match with the main hip roof and lean-to on the opposite side of the dwelling.

Bi-fold doors would be on the rear elevation of the extension facing the rear garden. A pair of two panel windows of standard size and a conservatory lantern would be opened. The garage would be two panel. Most of the fenestration as designed would contribute to maximise the use of daylight in order to enhance the amenity of the dwelling occupiers.

Most of the external walls would be facing brickwork matching the existing in the property. The garage would have a brick dwarf wall and timber frame and clad top section which would enhance somewhat the overall appearance of the extension. The windows would be made of White UPVC as the existing ones.

Impact upon the residential amenity

There is a nearly 2 metre high timer close board fence along the southern site boundary. This mean of enclosure would mitigate the visual impact of the extension, especially to the residents living at No. 15.

Loss of privacy is inexistent due to the window on the southern side elevation and windows on the opposing elevation of No. 15. The above-mentioned fence would block any overlooking view. The remainder of extension windows do not oppose to any window.

The separation distances between the extension and site boundaries are sufficient to avoid any adverse effect to the occupiers of adjacent properties.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.