DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0286-19**	**Applicant:**	**Mr & Mrs K Everett**
Proposal:	Proposed two-storey side extension and single-storey rear extension to replace existing single garage and utility space		
Location:	10 Link Way Spalding		
Terminal Date:	8th May 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
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
WARD MEMBER	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed two-storey side extension and single-storey rear extension to replace existing single garage and utility space at 10 Link Way, Spalding.

Site Description

The site context is purely residential. Detached two-storey house is the most common housing type in the area. A certain range of designs and appearances has been observed through the roof styles and facing brick colours. The application's site is fairly long and rectangular with rear garden laid in grass.

History

None

Consultation Responses

Ward member

Support

Planning Considerations

Principle of development

According to the Inset Map 2 of the South East Lincolnshire Local Plan, the site is within the settlement boundaries of Spalding. The principle of development is therefore acceptable unless other material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Scale and size

The proposed development would represent a marginal increase of 0.4 metres in width on the western side elevation of the property. The first floor extension would be as high as the existing house eaves as well as the main roof ridgeline which would be slightly raised. The single-storey rear extension would measure nearly 6.37 metres in width, nearly 5 metres in depth and maximum apex height. Having regard the dimensions of the dwelling, the proposed extension would be therefore subservient to the host property in terms of scale, massing and bulking.

Design and layout

The internal floor layout plans show that the rear extension would accommodate a large living area and the kitchen would be significantly enlarged at the expense of existing garage which would be reduced and the remainder space used as store. One further ensuite bedroom would be created upstairs for one of the applicant's relatives who would come occasionally to the property. The aim of the development is reasonable with the increasing living needs of the family unit at the property.

Drawing No. 12-408-05A has been submitted as an amendment to show an additional car space to one existing in the front driveway. In doing so, there would be sufficient car parking space for the resulting number of house occupiers after carrying out the proposed extension and alterations.

Re-roofing would be carry out to raise slightly the hip roof pitch and enlarge the roof towards the west in order to accommodate the first floor extension under the top covering. A gable roof would be on top of the ground floor extension. The existing flat roof at the rear elevation would be converted into lean-to roof which would join the eastern roof slope of the single-storey extension. It is deemed that such mixture of roof styles and roof alterations would upgrade the design of the property.

No upper floor window would be opened on the western side elevation. In addition to gable windows on the rear, bi-fold doors would be also on both rear and eastern elevation. The fenestration layout would increase the enjoyment of daylight to the occupiers delivering a higher quality design than the average design standards for this type of domestic development.

The external materials of the development are stated to match those existing in the property. In doing so, the visual amenity would be preserved.

Impact upon residential amenity

Although the bulk of the first floor extension might be apparently harmful to the residents of adjacent property No. 8, the windows on the opposing elevation are not for habitable rooms. In addition to that, the position of the buildings within the sun path is such that no significant loss of daylight would occur after developing the intended extensions.

A mixture of nearly 2 metre high timber close board fences have been erected on the site boundaries. This mean of enclosure would be sufficient to mitigate the visual impact of the rear extension to the occupiers of the adjacent property No. 8.

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.