

DECISION DELEGATED TO DEVELOPMENT MANAGER**DECISION DELEGATED TO DEVELOPMENT MANAGER**

Application No: H16-0292-20 **Applicant:** Mr R Brooke

Proposal: Proposed single storey extension to rear of dwelling

Location: 1 Snowdrop Place Spalding

Terminal Date: 29th September 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Class A of Part 1 of the General Permitted Development Order 2015 (as amended)

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT**Proposal**

This is a larger home extension application for a proposed single storey extension to the rear of 1 Snowdrop Place, Spalding. The extension will project 5.175 metres from the rear elevation wall, 4.95 metres wide, with a maximum roof height of 3.01 metres. There will be French Doors on the south facing side elevation. The proposed brickwork is to match that of the existing dwelling. The roof lantern design has not been confirmed but it will not be higher than 4 metres. A flue for a log burner is to be installed within the proposed extension. This falls under permitted development as it is not more than 1 metre higher than the highest part of the roof, which is on the pitched roof of the existing dwelling. The flue is therefore in accordance with Class G, Part 1 of the General Permitted Development Order (2015).

Site Description

The proposal site is within defined settlement limits and is the first house in a cul-de-sac at a junction with Harlequin Drive. The surrounding area is characterised by dwellings of a similar age and varying design.

History

H16-0127-96

Full - Residential development - 84 dwellings and associated estate roads - Refused - 21 June 1996

H16-0674-96

Full - Residential development - 155 dwellings (3 & 4 bed detached houses, 2 bed terraced houses) estate roads, distributor road - Approved - 03 July 1997

H16-1222-97

Condition Compliance - Details of external materials for Phase 7b (Condition 8 of application H16/0674/96) - Approved - 02 January 1998.

Consultation Responses

None

Planning Considerations

Para G of Class A, Part 1, Schedule 2 of the General Permitted Development Order 2015 (as amended) states that development would not be permitted if "the enlarged part of the dwellinghouse would have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height".

The extension will project 5.175 metres from the rear elevation wall, 4.95 metres wide, with a maximum roof height of 3.01 metres.

For these reasons, the proposed development complies with the requirements of larger house extensions laid down in the General Permitted Development Order 2015 (as amended)

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Class A of Part 1 of the General Permitted Development Order 2015 (as amended).

A delegated approval is considered to be appropriate.

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.