DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0355-20**	**Applicant:**	**Mr I Johnson**
Proposal:	Single storey rear extension		
Location:	7 Saltern Drive Spalding		
Terminal Date:	1st July 2020		

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
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a proposed single storey rear extension at 7 Saltern Drive, Spalding. Planning permission is required due to the removal of permitted development rights on the original planning permission.

Site Description

The semi-detached dwelling is situated on a modern housing development in Spalding. The front of the dwelling is set close to the road and footpath, with a small front garden with small mature shrubbery as the boundary treatment. There is parking to the rear of the property.

History

No History.

Consultation Responses

No Responses.

Planning Considerations

Size and Scale

The proposed development will extend from the rear ground floor elevation, approximately 900mm to be flush with the existing external wall to the west of the rear elevation. The extension will be approx. 2.4m in width, with the inclusion of a new window. The size and scale of the extension is deemed as acceptable.

Therefore, the size and scale complies with policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and is considered acceptable.

Layout and Design

The proposed development consists of creating more space for the ground floor lounge area. The proposed extension would be constructed of materials to match the existing roof tiles, brick work and PVCu window.

The extension will include a window to the rear elevation. There is an existing window in the rear elevation of the house. The roof is a lean to roof design, which flows well with the existing roof design to the rear elevation. Therefore, the design of the proposed extension is deemed as acceptable.

Therefore, the layout and design complies with policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and is considered acceptable.

Impact upon residential amenity

The proposed development is a small single storey extension, and does not overbearing within the residents garden. Therefore, the proposed development is not considered to be overbearing in nature and is subservient to the host dwelling.

There are no overshadowing and overlooking impacts to neighbouring properties, as the small extension is a single storey and will therefore be acceptable.

Therefore, the impacts upon residential amenity complies with policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and is considered acceptable.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with policies 2 and 3 in the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

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.