

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0416-20 **Applicant:** Mr K Morkevicius
Proposal: Single storey rear extension and alterations
Location: Jacaranda 12 Balmoral Avenue Spalding
Terminal Date: 23rd 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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a single storey rear extension and alterations at 12 Balmoral Avenue, Spalding.

Site Description

The property is a detached bungalow situated at the south east of Spalding in a built-up residential area. The neighbouring dwellings are mostly detached dwellings, which are a variety of bungalows and two storey dwellings of varying ages and design. The bungalow is situated between a two storey dwelling with a hipped roof (to the west), and a bungalow (to the east) with a hipped roof. The bungalow itself has a gable roof design, which is demonstrative of the variety of designs in this

residential area.

The bungalow is set back from Balmoral Avenue, and has a 2ft bricked boundary treatment. The front garden is mostly grassed with a driveway situated to the east of the bungalow. They are fairly spacious plots in this residential area. The property has a large rear garden, and is not overlooked by houses to the south of the dwelling, due to very tall trees screening the view from the south.

History

No relevant history.

Consultation Responses

Internal Drainage Board

Need to provide a drainage strategy for the site.

If the applicant intends to discharge surface water to a sewer, we recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.

Planning Considerations

Size and Scale

The proposed rear extension would project out by approx. 6m and would also be 6m in width. It would cover the western half of the dwelling to the rear and would be single-storey in nature with a flat roof. Taking into account the size of the host dwelling, the proposed extension would be subservient in terms of scale.

The extension would be approx. 8.1m from the southern boundary and 7.9m from the eastern boundary which would still leave a good amount of amenity space for residents.

The western elevation would be approx. 1m from the western boundary, which is the same as the current gap between the boundary and the existing dwelling.

Overall, the proposed single storey rear extension is considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 in terms of size and scale, and is therefore considered to be acceptable.

Layout and Design

The proposed extension will be of a flat roof design with the inclusion of a roof lantern, giving a modern and contemporary style. There is no objection to a flat roof design given that the extension is situated to the rear of the dwelling and thus views are screened.

The proposed internal alterations to the dwelling include the addition of a fourth bedroom, which will replace half of the lounge/diner area. Appendix 6 of the Local Plan sets out minimum parking standards for new development and requires that 3 spaces are provided within the curtilage for dwellings with 4 or more bedrooms. The driveway is suitable to fit 2 cars, with a third car being capable of being accommodated at the front of the curtilage.

The proposed extension will then include the addition of a new kitchen/dining and living area all in one room, which will create an open living space to the dwelling. The alterations also include an additional W.C to the dwelling, which is considered beneficial to the dwelling. The entrance door is proposed to be set back to create a porch area, giving more texture to the front of the dwelling.

In terms of materials, the existing and proposed walls are to be finished with a sand/cement render. This will give a contemporary feel to the dwelling. The rendering is considered to be suitable as there are a variety of brick types in the area, including buff brick opposite.

The flat roof to the extension will be a fibre glass design. The materials proposed are considered to be acceptable and blend in with the original dwelling.

Therefore, it can be considered that the layout and design of the proposed extension and alterations complies with policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and is therefore deemed as acceptable.

Impact upon Residential Amenity

The proposed rear extension does not pose any issue in terms of overshadowing/loss of light or overbearingness due its single storey nature.

Furthermore, it is not considered that overlooking will be an issue as fenestration will be confined to the eastern elevation of the extension and will thus face towards another bungalow, which is separated by approx 1.8m high boundary treatment and a neighbouring shed.

Taking the above into account, the proposal is considered to comply with Policy 3 in the South East Lincolnshire Local Plan, 2019 in terms of residential amenity and is therefore considered acceptable.

Drainage

There are no known issues with ground conditions that would prevent the use of soakaways in this location.

Conclusion

In light of the considerations above, the proposed single storey extension and alterations is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Appendix 6, as well as Section 12 of the National Planning Policy Framework (2019).

The recommendation is therefore for 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.