

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0474-20 **Applicant:** Mr T Szlajak
Proposal: Single storey rear extension, external wall insulation and render
Location: 343 Pennygate Spalding
Terminal Date: 11th August 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, with external wall insulation and rendering to the dwelling at 343 Pennygate, Spalding.

Site Description

The semi-detached dwelling is situated at the west of Spalding, along the north side of Pennygate Road. The dwelling faces a large field and a playground. There is a residential estate to the north of the dwelling called Meadway.

The dwelling has a gravelled driveway, which is big enough to fit two cars on. There is no boundary treatment to the front of the dwelling. There is gated access to the side and rear of the property, the garden is mostly paved and gravelled. The garden includes an existing brick built garden store which will be replaced by the proposed rear extension.

The dwelling is surrounded by dwellings of similar ages and design.

History

No relevant planning history.

Consultation Responses

Planning Considerations

Size and Scale

The proposed rear extension will extend off of the existing kitchen by approx. 5.3m and be approx. 5.3m in width, leaving an approx. 22cm gap between the neighbouring fence on the western side and approx 1.3m with the opposite boundary. It would be single storey with a dual pitched roof.

The proposed development is a beneficial size giving more living space to the current residents but is subservient to the host property. The rear garden will still be of a sufficient size for the current residents.

Therefore the proposed development complies with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of size and scale.

Layout and Design

The proposed rear extension would accommodate an additional family room to the dwelling, off the existing kitchen. The internal layout of the dwelling will not change. There will be an additional door off the proposed extension to the southern elevation, as well as bi fold doors on the northern elevation which will open onto the garden, benefiting the current residents space.

The materials used will be a sand/cement render which will be incorporated to the extension, as well as to the entire house. This will give the house a new and contemporary feel. There are two dwellings on the same road, No. 323 and 325 which have a rendered finished to the external wall on the front elevation and therefore the rendered finish will not be at odds with the surrounding properties in terms of appearance.

Therefore the proposed extension and rendering is considered to be compliant with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 in terms of its overall appearance.

Impact upon residential amenity

The proposed single storey extension will not have a material adverse impact in terms of overlooking due to its single storey nature. Furthermore, the roof lights on the extension will create natural light for the residents and would not be impacted by overlooking due to there being a non-habitable room overlooking (albeit at a slight angle) the extension from the neighbouring property at no.341. Therefore, overlooking is not deemed as an issue here.

Due to the single storey nature of the proposed extension, overshadowing and overbearingness is not deemed as an issue. Furthermore, there is currently already a single storey garden store where the extension is proposed.

The garden of the property is a good size to accommodate the extension and it will benefit the current residents internal amenity space and also access to the garden by creating a large opening from the the extension straight through to the garden.

Therefore the proposed development complies with Policy 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019 in regard to residential amenity.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of 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.