DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0491-21**	**Applicant:**	**Mr & Mrs A Louis**
Proposal:	Proposed extension & alterations		
Location:	78 London Road Spalding		
Terminal Date:	27th August 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the extension of 78 London Road, with some minor internal alterations, and a widened rear doorway to fit wider French doors.

The proposed rear/side extension will project to the side from the Northern wall of the current kitchen and would feature a catslide roof progressing into a new open-air log store on the Northern elevation of the extension. The Western elevation of the extension will feature a set of Timber bi-fold doors. The proposed roof will have 2 roof lights.

Site Description

The proposal site sits within the prominent riverfront portion of the Spalding Conservation area, and

is a Victorian-era property which has seen significant extension and alteration throughout its history, with clear evidence of later development being visible in the taller, mansard-roofed section of the building which now forms a side wing, projecting out towards the rear. It is to the side of this wing that extension is proposed.

The area in general is characterised by the riverfront setting and also residential development of a wide range of styles and eras. However, late Victorian and Edwardian development is prominent in this area.

History

H16-0489-14

Single storey side extension. Approved on 12-08-14.

Consultation Responses

None received.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of any nearby Heritage Asset. The proposed extension is small in scale and will be conditioned as such to mandate matching materials. The proposed new Western facing bi-fold and french doors are both proposed to be of vernacular painted-timber construction and the general architectural impact will be minimal, as the style is generally in keeping with the rest of the host property. As the rear of the site is shielded from public view by virtue of the full plot width of the property, these works will have a negligible effect upon the character of the conservation area as appreciated from the public realm. The interior alterations are immaterial to the function of planning, as this portion of the building is not protected by the conservation area status.

For the above reasons, the impact of this proposal is deemed to be neutral upon the conservation area and therefore, it must be considered, by virtue of that lack of impact, to assist in conserving the historic environment in accordance with section 16 of the National Planning Policy Framework (2021)

Design and Layout

As mentioned above, the proposed design is deemed to be appropriate to the setting and the Local Planning Authority agrees that the proposed internal and external layouts are appropriate for both the plot and the proposed usage of the new extension.

Residential Amenity

As these proposals are only single-storey in nature, and set back from any boundary, there is no presented risk of overlooking or overshadowing to any neighbouring residential property.

Conclusion

For the reasons listed above, the Local Planning Authority deems this planning application to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2021). Therefore, this application is recommended for 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 nto 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.