

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0507-19 **Applicant:** Mr and Mrs J Bycroft
Proposal: Proposed single storey extension
Location: The Gables Weston Hills Road Spalding
Terminal Date: 15th July 2019

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 planning application for a proposed single storey extension to the front of the property The Gables at Weston Hills Road, Low Fulney, Spalding.

Site Description

Low Fulney is a hamlet located approximately 2.4km due east from Spalding. Major scale industrial estates and agricultural buildings are the most predominant development in Low Fulney.

Weston Hills Road bounds the built-up area of Low Fulney. The application's site is nearly triangular shaped. Other residential plots are on the northern side of the road. Open fields are opposite the road. The property is a modern 'brick-and-tile' detached bungalow greatly set back from the road. The site layout is sizeable with a large grassed front garden. There is a large detached garage and store positioned in parallel to the eastern boundary to the side of the house.

History

H16-0556-13 - Detached garage and store - Approved

Consultation Responses

None

Planning Considerations

Size and scale

The proposed extension would protrude 6.75 metres from the front elevation. It would measure 6.50 metres in width and 4.60 metres in apex height. The eaves would be as high as those of the house. Having regard to the dimensions of the bungalow, it is considered that the development would be subservient to the host property in terms of scale, massing and bulk.

Layout and design

The intended development would accommodate one extra ensuite bathroom for one existing bedroom and one further ensuite bedroom. There would be a net increase of 1 bedroom. The proposal would be acceptable given the current use of the building.

The extension would emerge at the western end of the building to the front elevation. In conjunction with the detached garage, the building would have a L enclosed shape which is characteristic of some farmhouses and rural areas.

The bulk of the proposal would be as much as the other front element. However, a hip roof would be on top of the extension whereas the existing front element has a gable pitched roof. Such contrast would relate well each other providing somewhat variety to the design of the building overall.

Facing brickwork, concrete tiles and white UPVC are the materials proposed for the intended extension. The resulting appearance of the development would be in keeping with the existing host property.

Impact upon residential amenity

Although the extension would be to the front, the development would not have a significant and cumulative impact upon the wider street scene.

There is a 3 metre high conifer hedgerow along the western boundary and designed-conifer hedgerow is to the front boundary of the site of the adjacent property No. 21 to the east. Given this boundary treatment and the scale of the development, the front extension would not be visible from the plots of the adjacent properties to both sides of The Gables.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.