DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0698-19**	**Applicant:**	**Mr & Mrs R Harrison**
Proposal:	Extension & alterations to dwelling including vehicular access - re-submission of H16-0241-19		
Location:	12 Grange Drive Spalding		
Terminal Date:	10th September 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
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
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for extension & alterations to dwelling including vehicular access (re-submission of H16-0241-19).

The aim of the re-submission is to propose new external materials.

Site Description

The area around the site is solely characterised by residential development. According to Inset Map

2 of the South East Lincolnshire Local Plan 2019, the site is within the settlement boundary of Spalding. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

The properties nearby are detached within fairly spacious plots. A variety of housing types, designs and appearances has been observed in the locality. The applicant's property is a detached bungalow which is sited on a corner plot. There is a garden area that extends to the front (east) and side (south) of the house. The rear garden is narrow.

History

H16-0241-19 - Extensions and alterations to dwelling including vehicular access - Approved

Consultation Responses

Lincolnshire County Council

No objection.

Planning Considerations

Layout and design

Three brick samples have been proposed for the facing brickwork. None of them completely matches the existing brickwork in the property. Given that the existing brick is no longer on the market, it is considered that 65mm Forterra Chatsworth Grey brick is the closest one in terms of appearance.
Anthracite No.99 pantile roof tiles are proposed for the proposals which would match as closely as possible with those existing in the building.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this planning 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 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.