DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0873-20**	**Applicant:**	**Mr T Szlazak**
Proposal:	Single storey side extension		
Location:	343 Pennygate Spalding		
Terminal Date:	2nd December 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 seeking permission for a single storey side extension at the property at 343 Pennygate, Spalding.

Site Description

The property is a semi-detached dwelling situated at the west of Spalding along the northern side of Pennygate. 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. 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 dwelling is surrounded by dwellings of similar ages and design.

History

H16-0474-20- Approved- 06-08-2020- Single storey rear extension, external wall insulation and render.

Consultation Responses

No consultation responses received.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed side single storey extension will protrude approx. 2m with a depth of 6m. The extension will be flush with the front elevation and the depth will be nearly as much as the existing side wall. The eaves height of the proposed extension will be a maximum of 2.1m with a maximum overall height of 3m. The proposed single storey side extension will shelter all of the side access to the rear of the property.

Having regard to the existing dimensions of the house, the proposed addition is acceptable in terms of scale, mass and bulk.

A lean to style roof will be formed on top of the single storey element, with a similar apex height and pitch to the single storey rear extension which is currently being built. Facing brickwork will match with the existing front bay window and concrete roof tiles will match those existing in the property. They only fenestration will be garage style doors to both the front and rear elevation. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not be undermined.

Internally, the extension will produce further floorspace for storage space for the property. There will be no openings created to this proposal from inside the existing dwelling.

Taking the above into account, the proposed extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale.

Impacts upon Residential Amenity

The proposed extension has no windows to the front, side or rear elevations, thus it will not overlook unacceptably to any residential plot neither habitable rooms of other dwellinghouses.

The separation distance of the side extension to the boundary will be approx. 0.1m and will ensure that the foundation and roof overhang do not extend over boundary line. The extension would be a further 2m approx. to the neighbouring dwelling.

It is therefore not considered that there would be a material adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing.

Taking the above into account, the proposed extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of 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.