DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0929-19**	**Applicant:**	**Mr & Mrs Doherty**
Proposal:	Rear single-storey extension and partial conversion of garage		
Location:	6 Finlay Close Spalding		
Terminal Date:	7th November 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 application for a single storey extension and partial conversion of the garage at 6 Finlay Close, Spalding. This will create a sun lounge area to the rear of the property, as well as a utility room in part of the garage.

Site Description

The dwelling is a semi detached property, with an open boundary to the front and 1.8m high fencing on other boundaries. The property has a small gravelled driveway. The site is situated within a suburban housing cul-de-sac surrounded by similar styled two storey dwellings, with a small area of open space opposite.

History

None relevant.

Consultation Responses

No consultation responses received.

Planning Considerations

Size and Scale

The rear extension will project by approximately 3.7m in length from the original property and would extend almost the full width of the existing lounge.

The extension would result in a loss of space to the rear garden, however the neighbouring property has a conservatory which projects a similar distance. There would be a 2m (approx.) separation distance between the proposed extension and the north-western boundary and, although the garden is a triangular shape, there would still be 9.3m between the rear elevation of the extension and the very end of the garden. The size is therefore considered to be acceptable.

Furthermore, the proposed extension would only be single storey and would unlikely be visible from the front. The scale is therefore appropriate for the application site.

Layout and Design

The proposed plans will create two more rooms to the existing property, including a sun lounge and a utility room, both having accessing out to the rear garden.

The rear extension is a single storey, including bi folding doors facing out to the rear garden. The proposed extension materials will match the existing brickwork and the PVC windows, as well as the roof tiles to match the existing roof. Therefore, it has been designed to fit the character and appearance of the surrounding area and is acceptable.

Impact upon residential amenity

The proposed rear extension would not have an adverse impact on residential amenity in terms of overlooking, loss of light or being overbearing in nature due to its single storey nature and gradual sloping roof.

Parking

The addition of the utility room within the garage would effectively render the garage unusable for vehicles. However, 2 vehicle parking spaces are available within the curtilage of the property which would comply with Policy 36 and Appendix 6 of the Local Plan which requires 2 vehicle parking spaces for properties with up to 3 bedrooms.

Conclusion

In light of the considerations above, the proposed single storey extension and partial conversion of garage to this dwelling is in accordance with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan (2019) and of Section 12 in the National Planning Policy Framework (2019).

The recommendation is therefore 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.