

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0971-19 **Applicant:** Mr D Young
Proposal: Proposed rear extension and alterations
Location: 274 Park Road Spalding
Terminal Date: 21st 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 proposed rear extension and alterations at 274 Park Road, Spalding.

Site Description

The application site is situated along Park Road. The property is within the settlement boundary of Spalding, according to the South East Lincolnshire Local Plan (2019) Inset Map no 2.

The property in question is a bungalow and is situated in between a semi-detached property to the north and a detached property to the south.

The property is set back from the road and has a gravel driveway to the front, with approx. 1m fence boundary treatment. The brick types in the area are fairly varied, however most in the area are typically a mellow red sovereign type. Situated to the east of the property across the road, is a small

open space area with a variety of terraced bungalows.

History

None relevant.

Consultation Responses

No responses.

Planning Considerations

Layout and Design

The proposed development for this bungalow involves a single-storey extension to the rear of the property, so visibility from the front would be minimal. The extension will add an additional bedroom. This will result in all three bedrooms being situated to the rear of the property including an en suite bathroom to bedroom 1.

The alterations will include creating a large kitchen dining area to the front of the property, and moving the lounge to the middle of the property.

The projection will have the same roofing design and brick type as the original property. As the materials for the extension are proposed to match the existing, this is in compliance with Policy 2 in the South East Lincolnshire Local Plan, with regards to the relationship to the original building. Therefore the character and appearance of this proposal is in compliance with the surrounding area.

Size and Scale

The extension will be projecting out by approximately 4.6m, with the same width as the original dwelling. This will also include the same positioning of windows as the existing to the rear of the property.

There are other properties in the vicinity on similar sized plots that occupy the same footprint as that proposed. As well as this, the property is only a single storey. Therefore this proposed plan is an acceptable scale.

Impact upon Residential Amenity

There will be very little impact upon the residential amenity of the occupier(s) of the dwelling as the rear garden is large and can suitably accommodate this extension. The garden would still be approx. 18.3m in length.

There will be an additional window to the side elevation of the property for the new en suite bathroom. However, this will not impact upon overlooking to the neighbouring property due to being single storey a secure boundary treatment between both properties and bathroom windows typically being obscure glazed.

It's single storey nature means that there will not be an material overbearing impact.

Conclusion

In light of the considerations above, the proposed rear extension and alterations to this dwelling are 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.