DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1042-19**	**Applicant:**	**Mr & Mrs D Wright**
Proposal:	Extension to dwelling including partial demolition		
Location:	41 London Road Spalding		
Terminal Date:	18th December 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 16 - Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal is for full planning permission for the erection of an extension to the rear of the Grade II listed property. The proposal will include small scale demolition of elements of the extant, rear wall which appears to have been constructed as part of a 1980s extension.

The proposed extension is 2.812m(d) x 4.625(w) and will be constructed with matching, reclaimed (where possible) brickwork. The proposed new bi-fold door will be powder-coated aluminium and the proposed roof light will be of purpose made timber construction. The proposal features a flat roof

and also includes the replacement of

Site Description

The site is a grade II listed early C19 2 Storey house. In addition to the listing, the property sits in a prime location within the Spalding Conservation Area (SCA) being on the riverfront and in close proximity to the grade II* Ayscoughfee Hall School and several other grade II listed properties on either side of the river. The area is otherwise characterised by residential properties, largely of Victorian and Edwardian design.

History

H16-0016-16

Extension to existing dwelling including partial demolition. APPROVED on 02/03/2016.

H16-0017-16

Extension to existing dwelling including partial demolition. APPROVED on 02/03/2016.

Consultation Responses

LCC Historic Environment Record

No Archaeological input required.

Planning Considerations

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposal. This is because the design is appropriate to the host building and the area, featuring traditional design details such as a brick soldier course, timber frame roof light and powder-coated aluminium material doors, as well as black metal rainwater goods. The layout is suitable to service the proposed use as domestic space.

Heritage Impact

The local planning authority deems that this proposal will have no negative impact upon the significance of either designated heritage assets - the property itself and the SCA. This is because the proposal includes minimal damage to extant materials on the site. The small scale demolition to the rear of the property to create an entrance/egress opening into the new extension will involve no demolition of original materials as the portion of the building to which this extension is to be added is actually an extension built in the 1980s. Several windows and doors will be replaced using purpose made timber units.

The design of the extension is appropriate to the area and the host building, this is because multiple traditional design details are used such as a parapet wall, black metal rainwater goods, soldier course, powder coated aluminium bi-fold doors and timber framed windows. In addition, because the extension is to the rear of the property, it will be difficult to view from the public realm, meaning the proposals should have no impact upon the SCA

Due to the lack of negative impact upon the host property or the SCA it is deemed that the proposals CONSERVE the historic environment.

residential amenity

As the proposals are only single-storey in nature and some distance away from the border of the property it is deemed that the proposal presents no risk of either overshadowing or overlooking and therefore should have no effect on the residential amenity of any nearby properties.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with policies 1, 2,

3 and 29 of the South East Lincolnshire Local Plan (2019) and Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for 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.