DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0140-20**	**Applicant:**	**Mr & Mrs Welch**
Proposal:	Proposed single storey side rear extension		
Location:	Braemar Coalbeach Lane South Surfleet		
Terminal Date:	10th April 2020		

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 of the National Planning Policy Framework (2019)

12 - Achieving Well Designed Places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is an application for a proposed single storey side rear extension at Braemar, Coalbeach Lane South, Surfleet. The proposal seeks to provide a dining room that measures 6.992 metres in width and projects 2.503 metres from the original rear elevation wall. The proposed external materials of the extension will be grey cladding and slate effect tiles. Windows and doors will be grey UPVC. three rooflights will be positioned in the roofspace. The eaves height will be 2.3 metres, and the maximum height will be 3.2 metres.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

History

H17-0520-87

Full - Erection of 3 bedroom chalet bungalow - Approved - 10 September 1987

H17-0272-93

Full - Proposed conservatory - Approved - 26 April 1993

Consultation Responses

Surfleet Parish Council

Support

Planning Considerations

- Principle of development

- Impact of development

Principle of development

The proposal is to the rear of the existing property and the submitted dimensions constitute permitted development. The dwelling is not subject to any restriction of development rights.

Impact of development

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing as the property is single storey in nature. The distance at the nearest point to nearby neighbours is 13.6 metres to 39 Colbeach Lane South to the west, 18 metres to Camelot to the east, 34.3 metres to 37a Coalbeach Lane South, 33.5 metres to 37b Coalbeach Lane South, 32 metres to 19 Glen Gardens to the south.

Whilst the materials of construction differ from that of the existing dwelling, the design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area. The proposal therefore accords with Section 12 of the NPPF.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.