DECISION DELEGATED TO DEVELOPMENT MANAGER

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| **Application No:** | **H17-0233-21** | **Applicant:** | **Mr J Taylor** |
| **Proposal:** | Extension and alterations | | |
| **Location:** | Riversend The Reservoir Surfleet | | |
| **Terminal Date:** | 30th April 2021 | | |

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

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|---|---|
| 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 |
|---|---|---|---|---|
| PARISH COUNCIL | 0 | 1 | 0 | 0 |
| WARD MEMBER | 0 | 0 | 0 | 0 |

CASE OFFICER ASSESSMENT

**Proposal**

This is a householder application seeking permission for proposed extensions and alterations to the property at Riversend, The Reservoir, Surfleet Seas End.

**Site Description**

The site is situated outside of the settlement boundary of Surfleet and at the very edge of Surfleet Seas End. It accommodates a detached bungalow, which is accessed by a long gravelled road that is partly shared with 'Vernatts Bungalow' to the south. The bungalow is situated on a very large plot, with the closest dwelling located approx. 40m to the west and next closest (Vernatts Bungalow) is approx. 60m to the south east. The dwelling is surrounded by grassed garden. There is a double detached garage situated to the east of the dwelling, with a large block paved driveway which has

ample space for several cars to park. The dwelling itself is characterised with facing brickwork and white and grey windows and doors. The roof type is mostly of a gable roof design and a front porch with a circular hipped roof design. Dwellings in the surrounding area are a variety of ages and designs.

## History

H17-0007-21 - Approved 26-02-21 - Extension and alterations

## Consultation Responses

Surfleet Parish Council - No comments.

## 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 proposal includes an extension and rearrangement of the existing entrance and bedroom 1 to form an en-suite bedroom and larger entrance hall at the south-eastern corner of the property. On the eastern side elevation of the dwelling, the extension to allow for the new entrance would project out by approx. 1m and be 2.5m wide. The extension to form the en-suite bedroom would effectively round off that corner of the property. Having regard to the existing dimensions of the house, the proposal is acceptable in terms of scale, mass and bulk.

Facing brickwork on walls, roof tiles and UPVC in fenestration will match those of the existing property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

To the newly formed bedroom, the roof structure will be a hipped to create an appropriate arrangement with the existing roof structure. To the new entrance, there will be a new a gable pitched roof creating a prominent feature to the entrance of the dwelling.

Taking the above into account, the proposed extension and alterations are 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.

Residential Amenity

There will be new windows to the east and south elevations of the bedroom 1. To the east elevation, a new proposed glazed gable entrance will be constructed and new roof windows installed on the eastern elevation as well. The proposed windows are not considered to have an overlooking impact as the closest property to the south east is approx. 60m away.

Overbearingness and overshadowing are not deemed to be a material issue due to the spacious nature of the plot and nearby dwellings being situated a suitable distance away.

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

## Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed extension and alterations will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

## 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.

Conclusion

The recommendation is for a delegated approval.