DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0560-19**	**Applicant:**	**Mr & Mrs J Harman**
Proposal:	Proposed extension and alterations, including garage and games room		
Location:	Vernatts Bungalow The Reservoir Surfleet		
Terminal Date:	26th July 2019		

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)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application for a proposed extension and alterations, including a garage and games room at Vernatt's Bungalow, The Reservoir, Surfleet Seas End. The proposal seeks to provide a rear ground floor extension to house a living area, with a two storey extension to the western elevation, access via a glazed corridor that will house a dressing room and en-suite at ground floor level with a bedroom above and a rear facing balcony overlooking a rear garden, Vernatt's Drain and arable

land. The existing balcony serving bedroom 4 is to be modified to suit the proposed design style. A detached two storey garage building with a workshop to the rear and games room above will be sited to the east of the dwelling. a balcony will be sited to the rear elevation of the games room overlooking a rear garden, Vernatt's Drain and arable land.

The front of the proposed western elevation extension is to be vertically timber clad with blue engineering brickwork at the base of the extension. The remainder of the dwelling and garage is to be metal clad with colour render detailing on all entrance points. Finer details of materials would be addressed by condition.

Site Description

The proposal is outside defined settlement limits and the surrounding area is sparsely populated, semi-rural in character and contains dwellings of varying ages and design.

History

H17-0720-87

Residential development (1 plot) - Approved - 25 September 1987.

H17-0121-90

Residential development (one plot) renewal of H17/0720/87 - Approved 02 March 1990.

H17-0309-98

Erect residential dwelling, together with demolition of existing garage and former dwelling - Refused - 02 November - Appeal dismissed - 06 July 1999.

H17-0817-99

Demolition of existing buildings and erection of new bungalow and garage - Declined to Determine - 13 August 1999.

H17-1391-03

Erection of replacement dwelling - Refused - 24 February 2004 - Appeal dismissed - 20 December 2004.

H17-1231-06

Erection of replacement dwelling - Approved - 06 December 2006

H17-0345-07

Erection of replacement dwelling (amendments to approval H17/1231/06) - Approved - 10 May 2007

Consultation Responses

Welland & Deepings IDB

No objections if soakaways are used. The applicant proposes to use soakaways.

Planning Considerations

Design character

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. Whilst modern in design, the proposed materials are considered to be appropriate for the dwelling and do not materially impact upon its character. 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.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.