DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-0584-22**	**Applicant:**	**Mr & Mrs M Newlands**
Proposal:	Extension & Alterations		
Location:	144 Reservoir Road Surfleet Spalding		
Terminal Date:	3rd August 2022		

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 2021

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 for an extension and alterations at 144 Reservoir Road, Surfleet. The proposal seeks to remove an existing rear elevation conservatory and replace with a side and rear single storey extension that contains an open plan snug and dining room. Render and tiling is to match that of the existing dwelling and would be conditioned as such.

SITE DESCRIPTION

The site is within defined settlement limits and the surrounding area is predominately rural, characterised by linear development of varying ages and designs. The site is in Environment Agency Flood Zone 1, and is in a Danger for Some hazard area, with a maximum predicted flood

depth of 0.25 metres on the 2115 South Holland District Council. As the proposal is for an extension there is not a requirement to raise finished floor levels to address flood risk.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

Surfleet Parish Council

Support.

PLANNING CONSIDERATIONS

Principle of development

This application is for residential development on residential land within defined settlement limits. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout of the extension is appropriate for the site. No trees will be removed to facilitate this proposal. The extension is single storey and subservient in height and scale to the existing dwelling, therefore there is not considered to be a material impact on the character and appearance of the area.

2. The design is considered to be appropriate for the site and the orientation best enables the needs of the occupants without impacting the surrounding area.

3. Render and tiling is to match that of the existing dwelling and would be conditioned as such.

4. The existing access and vehicle generation levels will not be impacted by this proposal, nor will off road parking provision.

5. The capacity of existing community services and infrastructure is not impacted by this proposal.

6. There is not considered to be a noise, odour or disturbance impact from the proposed extension. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to constitute overdevelopment. Ample amenity space remains to the north, west and south of the proposal site.

Overshadowing - The single storey extension will not impact the existing dwelling or neighbouring properties when right to light lines are drawn.

Overlooking - The single storey extension will not cause an overlooking impact due to 1.8 metre high timber fencing to the south and west, with arable fields at the rear of the site to the north.

7. The site is in Environment Agency Flood Zone 1, and is in a Danger for Some hazard area, with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland District Council. As the proposal is for an extension there is not a requirement to raise finished floor levels to address flood risk.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not impacted by this extension. The size, scale and layout of the extension is appropriate for the site. No trees will be removed to facilitate this proposal. The extension is single

storey and subservient in height and scale to the existing dwelling, therefore there is not considered to be a material impact on the character and appearance of the area.

5. Ample space remains on site for cycle and bin storage. The existing access and vehicle generation levels will not be impacted by this proposal, nor will off road parking provision.

6. There is not considered to be a noise, odour or disturbance impact from the proposed extension. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to constitute overdevelopment. Ample amenity space remains to the north, west and south of the proposal site.

Overshadowing - The single storey extension will not impact the existing dwelling or neighbouring properties when right to light lines are drawn.

Overlooking - The single storey extension will not cause an overlooking impact due to 1.8 metre high timber fencing to the south and west, with arable fields at the rear of the site to the north.

7. The site is in Environment Agency Flood Zone 1, and is in a Danger for Some hazard area, with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland District Council. As the proposal is for an extension there is not a requirement to raise finished floor levels to address flood risk.

This application accords with SELLP Policy 3.

PLANNING BALANCE

Due to the siting and scale of the single storey side and rear extension, there is not considered to be a material impact on the character and amenity of the surrounding area. This application accords 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, 2021.

CONCLUSION

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.