DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0590-20**	**Applicant:**	**Mr D Bradshaw-Deaton**
Proposal:	Single storey rear extension		
Location:	29 Station Road Surfleet Spalding		
Terminal Date:	16th September 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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 for a single storey rear extension at 29 Station Road, Surfleet.

Site Description

The property is a detached bungalow situated in a predominantly residential part of Station Road, Surfleet. The property is situated to the north of River Glen. To the north of the property on the opposite side of the road is Glen Park, including the community hall and carpark. To the west of the dwelling is a chalet bungalow and to the east is an open field. Overall the dwelling is surrounded by properties of varying ages and designs.

The property itself has a large gravelled driveway with a bricked and fenced boundary treatment.

The dwelling is set back from the road with access to the rear on the west side of the property and an attached garage to the eastern elevation of the dwelling.

History

No relevant planning history.

Consultation Responses

Surfleet Parish Council - Support

Planning Considerations

Size and Scale

The proposed extension will project from the south eastern elevation by approx. 2.1m with a width of approx. 3.7m and will effectively round off the area adjoining the lounge and family area at the rear. It would be single storey in height.

Overall, the sizing of the proposed development is deemed as acceptable due to its single storey nature and the property being situated within a spacious plot which is more than capable of accommodating it.

Overall, the proposed size and scale of the proposed extension is deemed as acceptable and complies with South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019.

Layout and Design

The proposed extension is a minor single storey rear extension off of the existing family room. The existing living room will be opened up with the family room, to create one large living room to the rear of the dwelling. The proposed extension will square off the rear elevation, making the living room flow well from the kitchen/dining room, through to the rear garden through the proposed bi fold doors.

The materials proposed for the walls are timber cladding to match the existing cladding at the rear of the dwelling. The extension is proposed to be a flat roof design (which will blend with the existing rear extensions) with two roof lanterns to let in natural light to the living area. The windows will match the existing as close as possible. The materials used are considered to be acceptable and flow well with the overall layout and design of the dwelling.

Overall, the proposed layout and design is deemed as acceptable and complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019 in this regard.

Impact upon Residential Amenity

The proposed extension will add an additional window to the south western elevation, however the angle in relation to the south eastern facing windows on the neighbouring property would be such that there would not be a significant loss of privacy. Furthermore, there is already a window to a habitable room (family room) on this side of the dwelling and the single storey nature means that there should not be any detrimental overlooking of the neighbouring garden.

The proposed extension is considered to be a minor extension and would not be overbearing in nature of result in a material loss of light to the neighbouring property. It would only project as far as the existing side elevation of the family room and is single storey with a flat roof. It will therefore also leave a substantial amount of amenity space for the current residents in the rear garden.

Taking the above into account, it is not considered that the proposed extension will have a detrimental impact to residential amenity. The proposal therefore complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 and Section 12 in the NPPF, 2019 in this respect.

Conclusion

In light of the considerations above the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and of Section 12 of the

National Planning Policy Framework (2019).

The recommendation is therefore for a delegated 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.