DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0741-19**	**Applicant:**	**Mr & Mrs J Palmer**
Proposal:	Proposed extension		
Location:	29 Coalbeach Lane South Surfleet Spalding		
Terminal Date:	24th September 2019		

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 planning application for a proposed rear single storey extension to the dwelling at 29 Coalbeach Lane South, Surfleet.

Site Description

The application site accommodates a bungalow with a hipped roof which has already been extended to the rear and side. The surrounding area in context includes a new housing development, of 6 dwellings, which is currently being built to the south and to the east of the dwelling (H17-0361-18). There is another dwelling to the north of the property, which is of a similar design bungalow. Directly opposite the dwelling on the other side of the road is a large open space. The house is mostly surrounded by the new houses being built. The dwelling has a large front

garden, which seemed to be mostly used as amenity space, due to the rear garden mostly taken up by the existing conservatory, with access to a small patio space to the rear. The rear garden is bounded by a 1 metre picket fence, to the rear of the property.

History

H17-0152-16 - Side extension and alterations to form annexe (approved March 2016)

Consultation Responses

Surfleet Parish Council are in support of this proposed development.

Planning Considerations

Size and Scale
The proposed extension will replace the existing conservatory and extend eastwards (approx. 4.8m) to align with the previous extension to the rear of the dwelling and southwards (approx. 6m) to align with the existing southern elevation of the dwelling. The proposal is for a flat roof extension, with a roof lantern measuring 2000m x 1000m. Given the dimensions and height (approx. 3m) of the proposed extension, it would be considered subservient to the host property and acceptable in terms of size and scale.

Layout and Design
The intended development would create a new living space, which would follow to the end of the width of the house. The proposed extension proposes a flat roof which is the same to what is already existing, as it is a fibre glass conservatory flat roof at present. The bricks will match the existing to reflect similar characteristics and design of the surrounding area and of the existing dwelling. This is acceptable.

Impact upon residential amenity
The proposed extension would not have a significant effect on the amenity of neighbouring properties. The situation would actually be improved as it would result in the removal of all of the existing windows that face south and eastwards towards the new development so there would be no issues of overlooking. The new French doors would be on the western elevation facing away from the new dwellings. A roof lantern will create sufficient light for the proposed extension, as well as create more privacy for that part of the dwelling, so that it will not interfere with privacy of the houses in the new development to the rear of the property. Due to the scale of the proposed extension, it would not result in a material loss of light or be overbearing in nature to any neighbouring property.

Conclusion

In the light of the considerations above, the proposed extension to the rear of the dwelling is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (March 2019) and of Section 12 of the National Planning Policy Framework (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.