DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H21-0906-19**	**Applicant:**	**Miss Amy Campbell**
Proposal:	Erection of a two-storey extension to the rear of the property, with one Velux window to the rear		
Location:	13 Hixs Lane Tydd St Mary Spalding		
Terminal Date:	5th December 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	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0
RESIDENTS	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a two storey extension to the rear of 13 Hixs Lane, Tydd St Mary.

Site Description

The site accommodates a semi detached property, with a small front garden/gravel driveway and a large back garden. The predominant form of development along this side of the road is semi-detached properties. The majority of dwellings on the opposite side of the road are bungalows.

History

None.

Consultation Responses

No observations from North Level internal Drainage Board

No objections from residents

Planning Considerations

Size and Scale

The proposed extension will be projecting out by approximately 4m and would extend across the full width of the existing dwelling. Given that the existing dwelling is approximately 6.7m in depth the extension would represent an increase in depth of approx. 60%. However, given that the garden is some 20m (approx.) in length, this increase would be acceptable.

As the extension is to the rear it would not be harmfully obtrusive. There is another property adjoining which restricts views to the rear from the west and any views from the east would be limited by the existing properties in that direction.

Layout and Design

The proposed plans would create a new living space on the ground floor to the rear of the property, with bi folding doors leading out to the rear garden. The first floor plans will create an additional two bedrooms to the dwelling at the rear, which will include two new windows to the rear that would be in line with the existing windows.

There will be a new cross gable pitched roof to the proposed rear extension, which will be in keeping with the dwelling and the local character of the area.

There will be roof lights added to bedrooms 1 and 4 to provide day light and ventilation to both bedrooms.

The extension would be in a white rendered finish. This would not have an adverse impact upon the character and appearance on the surrounding area due to it being erected at the rear of the property.

Impact upon Residential Amenity

There will be several new windows fitted into the proposed rear extension facing to the rear of the property where there are no overlooking opportunities due to there only being open land to the rear of the property.

The property is semi-detached and so it is likely that there would be some impact on daylight to the windows of the adjacent property. However, no concerns have been raised by neighbours as to the scale or positioning of the proposed extension. It is therefore considered that it would be unreasonable to refuse permission on the grounds of impact on residential amenity.

Conclusion

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

The recommendation is therefore 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.