

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H22-0279-22 **Applicant:** F Craig

Proposal: Proposed extension, alteration and re-roofing of part of the existing roof.

Location: 377 Broadgate Weston Hills Spalding

Terminal Date: 12th May 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12- Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking planning permission for a proposed extension, alterations and re-roofing of part of the existing roof at 377 Broadgate, Weston Hills.

Site Description

The properties is a detached bungalow located within the settlement of Weston Hills and is situated in an area characterised by frontage residential development. The dwellings extending either direction along this side of Broadgate are mostly bungalows of a similar age and design on similar sized plots. There are more modern two storey dwellings opposite. There are open fields to the east and west of the settlement.

History

No relevant planning history.

Consultation Responses

No consultation responses received.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The proposed extension will project from the south elevation to enlarge the existing garage. The garage as existing measure approx. 2.6m in width and the enlarge would measure approx. 4.7m to match the same width of the existing alleyway/lean to. The ridge height would match the existing front projection. Having regard to the existing dimensions of the house and plot it sits within, the proposed extension is acceptable in terms of scale, mass and bulk.

Facing brickwork on walls and concrete roof tiles will match those existing in the property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

The proposed replacement roof will be formed to be in keeping with the existing roof structure and replace the flat roof over the garage and living room at the rear. The new roof to the extension is cross gable, to match the existing projection of the lounge.

Internally, the existing will create a large integral garage for the bungalow, as well as forming a larger open plan kitchen and a new utility room.

Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed extension, alterations and part re-roofing are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposal is considered to be subservient to the host property, no additional windows are proposed and a garage door with no windows will be added to the front elevation. There is a side window to ground floor of the neighbouring property to the south, however there is a front facing window to that same room, which would not be impacted.

It is therefore not considered that there would be a material adverse impact on residential amenity in terms of overlooking, undue loss of light or being overbearing.

Taking the above into account, the proposed extension, alterations and part re-roofing are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed extension, alterations and part re-roofing do not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Conclusion

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.