

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-1127-19 **Applicant:** Mrs Annabel Parkinson
Proposal: Sun room to rear of kitchen (retrospective)
Location: Ashgrove Lodge Austendyke Road Weston Hills
Terminal Date: 10th January 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

12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a retrospective householder application for a single storey rear extension at Ashgrove Lodge, Austendyke Road.

The application is retrospective in terms that the foundations and concrete base of the extension have already been laid.

The proposal is for a sun room at the rear of the existing kitchen, with a glazed roof atrium. The sun room will measure a width of 6.1m and extend from the original rear elevation wall from the kitchen with a depth of 5.4m. The proposed extension will have a 3.2m (approx.) eaves height and a maximum height of 3.6m taking into account the roof lantern.

Site Description

The site location is outside of the settlement boundary of Weston Hills as set out in the Inset Map 67 of South East Lincolnshire Local Plan 2019.

The surrounding area is mostly open farmland, with a large front garden and a mature boundary treatment of trees and shrubbery. The house is set back from the main road, with a large front garden and a long driveway.

The neighbouring properties are a mixture of farm storage buildings, a bungalow and a two storey dwelling.

Overall Austendyke road has a variety of dwelling types. The property is bordered by open fields to the north and to the south on the opposite side of Ausendyke Road.

History

None relevant.

Consultation Responses

Weston Parish Council - No comments/objections

Planning Considerations

Size and Scale

This property is a detached single-storey dwelling. The proposed extension would protrude 5.3m from the original rear wall of the building with a width of 6.1m.

It would have a glazed roof atrium, with the highest point being a maximum of 3.6m above ground level.

Given that it would be subservient in scale to the host dwelling and it is located on a large plot, it is considered that the size and scale is acceptable.

Layout and Design

The extension is to be connected to the kitchen area, which will create a living and dining space off this room.

The extension will be a flat roof design, but will include a large roof lantern. This will not be any higher than the master bedroom to the west of the property.

The extension will be a cream render finish to match the existing materials.

Therefore, the layout and design for this retrospective planning application is acceptable.

Impacts Upon Residential Amenity

The rear extension will not have a detrimental impact upon residential amenity. The site has a large/wide rear garden and the extension does not protrude significantly into this.

There are no concerns of overlooking or the extension being overbearing as there are no other residential properties in close proximity to the extension and it is single storey in nature.

Conclusion

In light of the considerations above, this retrospective planning application for a sun room to the rear of the kitchen is 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.