DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0516-20**	**Applicant:**	**Mr & Mrs M Holcombe**
Proposal:	Proposed extension and alterations		
Location:	342 High Road Whaplode Spalding		
Terminal Date:	26th August 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 proposed extension and alterations at 342 High Road, Whaplode.

Site Description

The property is a semi-detached dwelling which is situated along the main road (High Road) of Whaplode. The dwelling is set back from the road, with a large grassed front garden and a shared gravelled driveway with no.350 to a parking at the rear of the dwelling.

History

No relevant planning history.

Consultation Responses

Whaplode Parish Council

No comments.

Planning Considerations

Layout and Design

The proposal is for a reverse "L" shaped extension projecting off the existing rear elevation of the dwelling. The extension will create a snug area, with a small utility room, leading to an additional shower room for the ground floor. The rear door from the existing kitchen will be blocked off, with a new rear door leading out to the rear garden from the proposed utility room.

There will be an opening created from the dining room, which will lead through to the proposed snug area. The proposed snug area will have bi-folds doors on the western elevation leading to the rear garden. Both of these elements would be beneficial additional space for the current occupants.

The extension would have a pitched lean to style roof and the materials are proposed to match existing. It will therefore blend in well with the existing property.

Taking the above into account, it is considered that the proposed extension complies with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 as well as Section 12 in the NPPF, 2019 in terms of design.

Size and Scale

The proposed extension will be approx. 5.5m in width, extending across almost the entire rear elevation wall. The snug area to the east will project further than the western part (approx. 4.8m with a width of approx. 2.3m). The shower room and utility room will be connected to the snug area, but will be approx. 3.1m in width and project from the rear elevation by approx. 1.9m.

The dwelling sits within a good size plot which is more than capable of accommodating an extension of this size. Furthermore, the proposed extension is an acceptable scale in comparison to the existing dwelling, being subservient in nature.

Therefore the proposed extension is considered to comply with Policies 2 and 3 in the South East Lincolnshire Local Plan, 2019 in this respect.

Impact upon residential amenity

The proposed extension is a single storey development to the rear of the dwelling. There are side facing windows proposed at ground floor but there is fencing in between properties. There are also 2 velux windows for the roof proposed to face westwards. The angle/distance between these windows and the adjacent properties (approx. 15m to the property to the west) would be such that there would be no material adverse impact in terms of overlooking.

The extension will be approx. 8.8m from the northern boundary and approx. 4.5m from the western boundary at its closest points. It would be in close proximity to the eastern boundary, however there is fencing and higher hedging in between and the rear windows to the neighbouring are north facing meaning that light would already be limited. It is therefore not considered that the proposed extension would cause material loss of light or that it would be overbearing in nature.

Taking the above into account, the proposal is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in terms of the provisions on residential amenity.

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.