

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0587-19 **Applicant:** Mrs L Exley
Proposal: Proposed extension and alterations (Re-application of H23-0416-18)
Location: Field House Hurdletree Bank Whaplode St Catherine
Terminal Date: 6th August 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed extension and alterations (Re-application of H23-0416-18) to the property Field House at Hurdletree Bank, Whaplode St Catherine, Spalding. This application seeks permission for minor material amendments to the rear extension and associated works approved under application ref. H23-0416-18.

Site Description

The site is approximately 1.24 km due north-west of Whaplode St Catherine. The location is open countryside. The property is a two-storey cream-coloured rendered house. There is at least 2 metre high Leylandii hedgerow obscuring views onto the site, especially the rear garden. Gravel is across

the garden. The rear extension previously approved is being built and the works are in an advanced state.

History

H23-0416-18 - Proposed single storey extension and alterations - Approved

Consultation Responses

None

Planning Considerations

Layout and design

The width and the height would remain at 2.58 and 2.65 metres respectively. The alterations would entail a marginal increase of the depth by 700 millimetres. The window of the utility room near the rear elevation of the proposed extension would be brick filled. The bi-fold would fill less width of the eastern side elevation to accommodate a single panel door to the site.

On balance, the impact of the proposed alterations is minimal and the design and layout of the extension and alterations remain in good standards.

Impact upon the residential amenity

No detrimental effect is anticipated to the amenity standards of the occupiers of Field House on account of the intended works.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this planning application via delegated powers.

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.