

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0822-19 **Applicant:** Mr & Mrs D Roberts

Proposal: Proposed single-storey front/rear extensions and internal alterations to existing dwelling

Location: Middle Bungalow Saltney Gate Saracens Head

Terminal Date: 16th October 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	1	0
WARD MEMBER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application at Middle Bungalow, Saltney Gate for a proposed single storey extension to the front and rear of the property. There will also be internal alterations to the layout of the property.

Site Description

The site is situated a long the end of Saltney Gate to the north of the A17, and is the second property to the west of Saltney Gate when you turn off Washway Road. The property is surrounded by a variety of bungalow types and also a small garage business north east of Saltney Gate. The site has a very large front garden with an accessible driveway, there is good access to the rear of

the property by the south of the site.

History

None relevant.

Consultation Responses

Whaplode Parish Council - Support.

Councillor A C Beal - Do not believe the proposal has any impact on the neighbours so see no reason to object.

Planning Considerations

Size and Scale

The extension to the front of the property will create a fourth bedroom to the property by extending out by approximately 4m. It would be approximately 6.4m in width and will include 3 roof windows facing northwards and 1 southwards and a large angled window to the front of the property. The rear extension is a flat roof with a roof lantern, this will be approx. 6.9m x 4m. The proposal will have Bi fold doors which face out to the rear garden. The alterations to the interior, will replace the existing garage and convert into a fifth bedroom. This includes adding a PVCu window to the front of the property. There is a variety of housing types and sizes in the vicinity and the dwelling is set out in a spacious plot meaning that the proposal extensions can be satisfactorily accommodated without appearing cramped.

Layout and Design

The internal layout of the property will be changing considerably, as there will be two additional bedrooms both to the front of the dwelling. The garage will be converted to a bedroom for one of the new bedrooms being proposed in the plans, therefore the dwelling will have a single garage instead of the original two. The proposed plans will create a garden room which is a flat roof design to the rear of the property, which has a roof lantern. This design will be connected to the existing kitchen/dining area. The new extension to the front fits into the existing street scene, it is a modern design, but the existing development in the area is varied in terms of design, therefore it would not be out of keeping.

Impact upon Residential Amenity

The rear extension will not impose on the neighbouring properties as they are not in direct vision, so the proposal should not oppose with the residential amenity for the neighbours. The proposals to the front of the property will be overlooking a large agricultural field which is across the road, so there will be no adverse impact upon residents privacy to the front of the property.

Conclusion

In light of the considerations above, the proposed single storey front/rear extension and internal alterations to this dwelling is in accordance with Policy 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.