DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0113-22**	**Applicant:**	**Mrs J Henfrey**
Proposal:	Proposed extension and alterations		
Location:	Greystones Common Drove Crowland		
Terminal Date:	30th March 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for two storey front/side extensions. On the ground floor a kitchen/dining room would be created. On the first floor two no bedrooms, an office

and an en-suite shower room would be created. One of the existing bedrooms would be converted into a craft room. The ground floor element would have a side projection of 4.3 metres and extend the depth of the existing house. The first floor element, part of which would sit on top of the existing single storey element, would have a side projection of 7.3 metres. The external materials would match the existing dwelling.

SITE DESCRIPTION

Greystones is a two-storey detached house with subsequent extensions. It benefits from a spacious drive area to the front and a garden laid to lawn to the rear. The residential plot abutts the crossroads of Crowland Common (east) and an unadopted track that borders the curtilage (south). Open agricultural fields predominate the character of the area. To the rear of the residential plot, a set of containers and timber sheds are located along the southern boundary which is ancillary to the horse stables further back. A row of timber structures and dog runs with metal fencing to the rear adjoins the northern boundary. A yard area with untreated surface is at centre of the curtilage.

RELEVANT PLANNING HISTORY

H02-1136-20 - Erection of breeding kennels for 10 dogs - Approved

H02-0289-16 - Occupation of dwelling by persons not employed in agriculture (Condition 2 of H02-0292-74) - Approved

REPRESENTATIONS

Crowland Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

The site is outside any defined settlement boundary, however, the proposed extensions would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse is acceptable.

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 key material considerations are addressed below.

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.

It is accepted that the proposed extensions increase the overall footprint of the dwelling quite considerable. However, given the large plot size the development would not result in overdevelopment of the site. In addition the extensions would be set considerably back from the front boundary therefore they would not appear overly prominent in the street scene. The extensions are not considered to appear unduly incongruous within the rural street scene and would not materially harm the character/appearance of the locality. The proposed use of matching external materials would ensure the extension is in keeping with the existing dwelling.

Although a lowered roof ridge is usually required for two storey extensions, in this instance a flush finish can be accepted given the dwelling is detached therefore it would not result in a terracing effect. The extensions are considered well designed and respect the design the existing dwelling. The proposed gable end to the front would provide a nice element of symmetry, giving the frontage

a focal point.

As such, the proposed development is considered to comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon 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.

There is only one immediate neighbour located to the south-east of the application site (Broadlands). The majority of the extensions would not be visible to this neighbour as they would be blocked by the applicants existing two store house. As such no overbearing impact, unacceptable overshadowing or loss of privacy would result.

The neighbours on the apposite side of the road would not be impacted given the relationship with the application site.

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would increase the number of bedrooms in the property therefore the parking requirement would also increase to 3no off-street parking spaces.

The site benefits from a large driveway to the front which can accommodate at least 3no vehicles. As such the scheme is considered to comply with the current parking standards.

Flood Risk

The site is located within Flood Risk Zone 3 and the Environment Agency's standing advice states that subject to mitigation measures householder extensions in flood zones 2 and 3 can be accepted. The applicant has indicated that finished floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development will be incorporated where appropriate. A condition has been appended to this effect.

Subject to the above advice the proposal is considered to be in accordance with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, amenity of nearby residents or result in highway/flood risk implications. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 28 and 36 of the South East Lincolnshire Local Plan (2019) and Sections 12, 14 and 15 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

The application can be approved under delegated powers.