DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0372-20**	**Applicant:**	**Mr & Mrs G Wycherley**
Proposal:	Proposed garage/store extension		
Location:	70 West Street Crowland Peterborough		
Terminal Date:	13th July 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This full planning application is for a ground floor extension to the existing garage /store building to the rear of 70 West Street, Crowland.

The proposed extension will extend from the southern elevation of the existing two-storey outbuilding, and will be of the following floorspace dimensions: 11.63m in width and 6.4m in depth. The proposed extension is single storey, constructed using reclaimed facing bricks, features a mono-pitch roof, sloping to the South with 4 South-facing roof lights. The Northern elevation of the extension is proposed to feature an insulated panel shutter for access, the Western elevation of the extension shall also feature a doorway.

Site Description

The proposal site is within the garden of the host property which is a Georgian brick built property along West Street which is a prominent thoroughfare into Crowland and within the Crowland Conservation Area. The property has been extensively altered throughout time and although it does hold some aesthetic qualities that contribute positively to the character of the Conservation Area, it is not listed and nor is it considered to be a Building of Local Heritage (BLH), unlike the properties on either side of the proposal site, which are, indeed considered to be BLH.

Whilst the host property is within the Crowland Conservation Area, the border of the area intersects the garden of the property, meaning that technically speaking, the precise site of the proposed extension is not within the Conservation Area.

The outbuilding to which it is proposed this will extend is a modern 2 storey structure, granted planning permission in 2012.

The area surrounding the property is entirely characterised by residential properties of a wide mix of styles and periods of construction. The host property is situated accross the road, from and within visualk proximity to the Grade II listed Nos. 33 and 35 West Street.

History

H02-1172-08

Change of use of garden for storage of vintage tractors, associated equipment and manoeuvring space for adjacent haulage yard. APPROVED on 21/01/2009

H02-0746-12

Demolition of barn and erection of two-storey and single-storey building for storage purposes ancillary to dwelling (retrospective). APPROVED on 21/11/2012

H02-0807-13

Barn replacement (re-application following approval to reference H02-0746-12 to regularise the development) (retrospective). APPROVED on 12/11/2013

Consultation Responses

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Crowland Parish Council

No objections on the proviso that the applicant understands that an approval would be for domestic use, and to operate a business from such a site would require the proper permissions.

North Level District IDB

No comments

Planning Considerations

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. This is because the mono-pitch, brick built design of the proposals is not alien in style to the outbuilding from which it seeks to extend. Whilst the proposal site is closely associated with the Crowland Conservation Area, it is not included within it and therefore it would be inappropriate to suggest that an exceptionally high standard of design would a pre-requisite of such a proposal. However, as the Planning Authority deems this design to be simple, but not offensive to the host property or the wider surroundings, the design is considered to be appropriate for the site and the proposed purpose.

The Local Planning Authority also deems the proposed layout to be appropriate to the proposed use of the extension as a garage/storage room.

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value and significance of any designated heritage assets. As mentioned above, the host property is within the Crowland Conservation Area, but the specific proposal site for this application, is not. Therefore, it can be considered closely associated with the Conservation Area, however, for the reasons listed above, it is not deemed that the design is inappropriate to the host property, the existing outbuildings or the wider character of the area. This, in addition to the fact that the proposal site is set back significantly from the public realm, means that the proposal, in the consideration of the Local Planning Authority will have no discernible impact upon any designated heritage asset, as the proposal will not feature in prominent views into and out of the conservation area, is of a design which, while simple. is appropriate in appearance to its setting and uses materials which wouldnt be considered unsuitable for such a location. For the reasons listed above therefore, this application can only be considered to conserve the historic environment as outlined in Section 16 of the NPPF (2019) due to the lack of an impact which would be generated.

Residential Amenity

The Local Planing Authority does not consider there to be any risk of negative impact upon local residential amenity. This is because the proposal is only single storey in nature and therefore, cannot be reasonably considered to present an overshadowing risk and due to the fact that the proposed roof lights are well in excess of 1.7m above the floor height of the proposal, they do not present a risk of overlooking.

Conclusion

For the reasons listed above, this proposal is found to be in accordance with Polices 1,2 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, this application is recommended for 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.