DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0596-21**	**Applicant:**	**Mr D Bedford**
Proposal:	Repair and alterations to dwelling including one storey extension to create two bedroomed accommodation and conversion of stables and coach house into two bedroomed flat - approved under H02-0840-16. Modification of Condition 2 to allow amendments to previously approved plans.		
Location:	Crawford House Thorney Road Crowland		
Terminal Date:	22nd July 2021		

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 2021

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This section 73A continuation application is for the amendment of Condition 2 of H02-0840-16 to include updated drawings.
The new drawings indicate an altered internal layout to the site with 2 key amendments;

-Ground floor bathroom (en-suite, marked as room 'G18' in original plans) to be moved into a new room created at the Eastern end of the ground floor corridor using fully reversible stud walls. The proposed stud walls put forth to separate the bedroom from the bathroom will no longer be required and so would not be implemented, creating a larger bedroom. This proposal would also include the fully reversible 'blocking up' of the extant 2nd doorway.

-1st floor bedroom/en-suite to have proposed internal wall removed in order to create a larger dressing room environment instead of en-suite bathroom. This also negates and removes the requirement for the proposed additional window, which is removed by this proposal.

Site Description

As in host application

History

H02-0558-16

Works to Crowland TPO's No. 5 1986 and No.3 1985. Approved on 26-07-16

H02-0839-16

Repair and alterations to dwelling, including one-storey extension to create two-bedroomed accommodation and conversion of stables and coach house into two-bedroomed flat. Approved on 07-12-16

H02-0840-16

Repair and alterations to dwelling, including one-storey extension to create two-bedroomed accommodation and conversion of stables and coach house into two-bedroomed flat. Approved on 07-12-16.

H02-0122-17

Details of Conditions 4, 5, 6, 7, 8, 9 and 10 of H02-0839-16. Approved on 15-05-17.

H02-0123-17

Details of Conditions 3, 4, 5, 6, 7, 8, 9 and 10 of H02-0840-16. Approved on 15-05-17.

H02-0556-21

Details of large scale drawings of windows and doors - main house only (Condition 4 of H02-0839-16). Approved on 20-07-21.

H02-0563-21

Details of large scale drawings of windows & doors - main house only (Condition 3 of H02-0840-16). Approved on 20-07-21.

Consultation Responses

Local Residents

A single letter of objection was received from a local resident who objected to the sister application to this (see H02-0595-21) based upon the following grounds;

-Plans too unclear.
-The proposed extension should have never been permitted as the design is inappropriate and will lead to an overcrowding of the site.
-Property owner does not maintain their boundary hedge and as a result, it overshadows several neighbouring properties

Crowland Parish Council

The Crowland Parish Council supports this application

Planning Considerations

Resident objections

The local resident raised 3 points of objection, they shall be addressed here in the order they appear in the above 'Resident objections' section of the report;

- Plans are not clear enough: The Local Planning Authority was able to come to a determination using the gathered information on this proposal and considered the plans to be a sufficient base upon which to establish a determination.

- The approved extension should never have been approved due to inappropriateness of the design and overcrowding of the site: This application is merely an internal alteration to the already approved extension. Neither the external layout or scale is changed by this application. At the time of determination, the reasoning for approval for this extension was fully detailed in the officer report and an approval determination was justified as appropriate. This application must be considered on its own merits and cannot reverse a planning approval previously issued.

- Property owner does not maintain their boundary hedge: This matter is immaterial to the proposal at hand and is not reason under any justification to refuse such an application, seeing as the hedges mentioned form no part of the particulars of this application.

Heritage Impact

The proposed works are purely internal in nature and do not involve the extensive removal of original material or any addition of subdivisions which are not fully reversible via use of stud walls. Therefore, due to a lack of an impact upon the historic value of the property or any of the perceivable character features, this application must be considered to help to Conserve the Historic Environment in line with the requirements of Section 16 of the National Planning Policy Framework (2021)

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 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 (2021). 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.