DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0679-19**	**Applicant:**	**Mrs S Ellingworth**
Proposal:	Proposed front and rear single storey extensions		
Location:	3 Grange Farm Cottage Coxs Drove Crowland		
Terminal Date:	16th September 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	0	1
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for a proposed front and rear extension to the dwelling at 3 Grange Farm Cottage, Cox's Drove, Crowland.

The proposed front extension will create a new front access to the property, as well as increasing the size of the existing two lounges by extending 2.3 metres. The application also proposes a feature canopy to the new front door.

The rear extension would replace the existing conservatory and would be in line with and adjoin the existing dining area to the west. New lean to style roofs are to be designed to match the original roofing for both the front and rear extension.

Site Description

The property is a detached two storey dwelling with a large front garden and a spacious driveway to the east of the property. The dwelling is situated along the main road of Cox's Drove and has a culverted site access. Cox's Drove is a narrow lane which serves access to the site, as well as a farmer's access point which is adjacent to Cox's Drove and runs northwards, towards the rear of the site and behind the properties rear garden.

The property is mostly surrounded by agricultural farmland with two dwellings to the west on the same side of the road, as well as an agricultural unit and one other dwelling south west of the site on the other side of Cox's Drove. These dwellings vary in terms of design and appearance.

There is a very large hedge row to the west of the property as a boundary. The boundary to the north east and south of the property are open and the access to the property is shared with the farm access to the north of the property.

History

None.

Consultation Responses

Crowland Parish Council - No objection.

North Level District IDB - No comment to make with regards to this application.

Planning Considerations

Layout and Design

The intended front extension would result in an increase to the size of both living rooms at the front of the house, which follows the entire width of the building. The front extension would be constructed of a reclaimed style of brickwork. This would be an effective contrast to the existing rendered walls which are to be repainted white.

The rear extension would be replacing the current conservatory to create a dining area, which will also have a small utility room. The existing dining area will be connected to the rear extension. The front and rear extensions would have lean to style pitched roofs, in comparison to the main property which is a gable pitched roof. This proposed roofing creates a linear design and makes the proposed extensions blend in well with the overall design of the building.

Although part of the extension is at the front of the property, the development would not have a significant impact upon the wider street scene. Properties in the vicinity vary in terms of design and the extension would be relatively small in scale.

Impact upon residential amenity

Given that the extension is modest in scale and considering the distance from the adjacent property, it is not considered that there will be a material adverse impact on residential amenity in terms of overlooking, loss of light or it being overbearing in nature.

There is approximately a 10 metre high hedgerow along the western boundary of the property, in-between the application site and adjacent property so the property will not have an unsightly impact on the neighbouring house, or impact on character on any of the surrounding buildings. A large amount of external amenity space would remain.

Conclusion

In light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (March 2019) and of Section 12 of

the National Planning Policy Framework (2019).

It is therefore recommended to approve this 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.