DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0810-22**	**Applicant:**	**Decoy Holdings Ltd**
Proposal:	Proposed two storey extension to dwelling and replacement garage		
Location:	Little Lodge Farm Cloot Drove Crowland		
Terminal Date:	10th October 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
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 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for a two storey rear extension to create a utility, store and shower room on the ground floor and 1 bedroom with an en-suite bathroom on the first floor. The extension would measure 6.7 metres (depth) x between 4.2 and 5.6 metres (width).

A single detached garage is also proposed to the side of the house measuring 5.4 metres (depth) x 4.4 metre (width) and standing at 2.5 metres in height (2 metres to the eaves).

The house extension would have matching external materials and the garage would be constructed from precast concrete with a textured finish and coloured metal cladding

SITE DESCRIPTION

The application site is located on Cloot Drove in Crowland. The site is located outside any defined settlement boundary and within the open countryside. It is surrounded by open fields. It comprises a two storey detached buff brick built dwelling with a single attached garage towards the rear. the dwelling sits on a generous sized plot and benefits from a long driveway providing off-street parking for several vehicles. There are high level trees forming the northern, eastern and southern boundaries.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

North Level Drainage Board

No comments.

PLANNING CONSIDERATIONS

Principle of development

The site is outside any defined settlement boundary, however, the proposed extension and garage would be sited within the residential curtilage of the existing dwelling therefore the principle of extending the existing dwellinghouse and ancillary development 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.

The site is generally surrounded by high level trees but there may be glimpsed views of the two storey extension from the western boundary. The proposed extension is considered to be proportionate to the existing dwelling and the plot. Its design and materials are also considered sympathetic to the existing dwelling and would not be out of keeping with the existing dwelling.

The garage is also considered acceptable given its small footprint and ancillary nature. This element would not be visible from the public realm and it would site behind the high boundary trees. In addition, this element meets the permitted development criteria for outbuildings therefore it could not reasonably be resisted.

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.

Given the remote location of the property there are no immediate neighbours therefore the proposed development would not result in anu unacceptable impact on neighbouring amenity.

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 create one additional bedroom within the property, increasing the parking requirement for the site from 2no spaces to 3no spaces. The proposed garage depth would not meet the size requirements for enclosed parking spaces, however, the site benefits from a large driveway, providing extensive off-street parking. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, amenity of nearby residents or result in highway/biodiversity 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, 28 and 36 of the South East Lincolnshire Local Plan (2019) and Sections 12 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.