DECISION DELEGATED TO HEAD OF PLANNING

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| **Application No:** | **H02-1171-21** | **Applicant:** | **Mr J Thame** |
| **Proposal:** | Proposed two storey extension & alterations | | |
| **Location:** | Queens Bank House Queens Bank Crowland | | |
| **Terminal Date:** | 13th January 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 | 1 | 0 |
| WARD MEMBER | 0 | 0 | 0 | 0 |
| HIGHWAYS & SUDS SUPPORT | 0 | 0 | 0 | 1 |
| NORTH LEVEL INTERNAL DRAINAGE BOARD | 0 | 0 | 0 | 1 |
| RESIDENTS | 0 | 0 | 0 | 1 |

## CASE OFFICER ASSESSMENT

## PROPOSAL

This is a householder application seeking permission for a two storey side/rear extension. On the ground floor a family/games room and a boot room would be created and on the first floor 2no new bedrooms and 1 en-suite bathroom would be created and one existing bedroom would be changed into a bathroom. The scheme also proposes gates/wall at the front entrance to the site, off Queens Bank with a maximum height of 1.6 metres. The external materials would match the existing dwelling.

## SITE DESCRIPTION

The application site comprises a two storey detached dwelling located on Queens Bank in Crowland. It is located outside any settlement boundary and within the open countryside. The site occupies a large plot and is surrounded by open countryside. To the east of the site are barns owned by the applicant. The property is traditional brick construction with a pitched roof covered with man-made slate. The windows are traditional timber framed vertical-sliding sash windows and are single glazed.

## RELEVANT PLANNING HISTORY

No relevant planning history.

## REPRESENTATIONS

### Crowland Parish Council

No objections.

### North Level Internal Drainage Board

No comments.

### Local Highway and Lead Local Flood Authority

No objections but has requested that the gates are set back 5.0 metres from the carriageway.

### Public

A third party has recommended installation of a minimum of 5no swift nest bricks be required by a planning condition to provide enhancement for biodiversity.

## PLANNING CONSIDERATIONS

### Principle of development

The site is outside any defined settlement boundary, however, the proposed extension 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.

The proposed two storey extension is considered to be proportionate to the existing dwelling and the plot. Its design with the roof following the shape of the existing roofline would respect the design of 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. It is 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.

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

There are no immediate neighbours given the remote location of the property therefore no unacceptable impact would result 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 increase the number of bedrooms in the property, however, the parking requirement for the site would not increase. The site benefits from extensive parking which would be retained. As such the scheme is considered to comply with the current parking standards.

The Local Highway Authority has not raised any objections to the propose scheme as the access and parking arrangements remain unchanged therefore it is considered that the proposals would not result in an unacceptable impact on highway safety. It has requested that the gates proposed at the front site boundary are set back from the highway by 5 metres to ensure calling vehicles can manoeuvre off the highway without causing an obstruction to other highway users when opening the gates. A condition has been appended to this effect.

Flood Risk

The site is located within Flood Risk Zone 1 with a low probability of flooding therefore no flood risk assessment/sequential test or flood prevention measures are required.

Other matters

One letter of representation has been received from a third party recommending installation of a minimum of 5no swift nest bricks be required by a planning condition to provide enhancement for biodiversity. The comments are noted and a condition has been appended.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, amenity of nearby residents or result in highway 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.