

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H03-0028-22	Applicant:	Mr & Mrs Hawkes
Proposal:	Proposed extensions to dwelling		
Location:	Fox Covert 16a Stowgate Deeping St James		
Terminal Date:	18th March 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application at Fox Covert, 16a Stowgate, Deeping St James for proposed

extensions to the dwelling. The application at ground floor level seeks some minor internal alterations as well as providing a bedroom, en-suite, extended lounge and a swimming pool. A staircase in the new bedroom will lead to a mezzanine floor and two balcony areas at first floor level. The swimming pool extends 12 metres from the existing rear elevation with the overall extension width being 26.2 metres in width and 6 metres to beyond the side elevation to the west. The proposed materials of construction will be light blue render and mixed red external brickwork to match the existing dwelling. Proposed roofing materials are a brindle, clay, pantile roof to match the existing dwelling and an anthracite grey rubberbond roof for the proposed flat roof element of the swimming pool.

SITE DESCRIPTION

The dwelling is outside of defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and designs. Grassed residential / paddock land is located to the south of the proposal, beyond which is a level crossing approximately 115 metres from the dwelling. A drain and arable fields are located beyond the access road to the west. A large metal agricultural building is located 17 metres from the dwelling to the north, with a dwelling named The Paddocks 35 metres away. Residential garden space is located to the east of the site with arable fields beyond. The site is in Environment Agency Flood Zone 3 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H03-0070-91

Full - Erection of bungalow for stud manager and change of use to stud farm - Refused - 23 May 1991.

H03-1186-92

Full - Change of use of stable block to dwelling - Approved - 01 February 1993.

H03-1087-93

Full - Additional openings to approved drawings and chimney stack (Drawing no: 93/112/02) - Approved - 20 January 1994.

H03-1098-94

Full - Extension to form porch and garage - Approved - 19 January 1995.

H03-1376-07

Full - Proposed two-storey extension to side and rear of dwelling and extension to stable block to form store - Refused - 21 November 2007.

CONSULTATION RESPONSES

Welland & Deepings Internal Drainage Board

"As the extensions are substantial and effectively double the footprint of the existing dwelling the provisions for disposing of the newly created surface water run-off and foul water should be confirmed to the Board."

South Kesteven District Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

This application is for residential development on residential land. The principle of development in

this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. Whilst the size, scale and layout of the extension is large, the garden space for the property is also large and can comfortably accommodate this rear elevation extension. No trees will be removed to facilitate this proposal. There is no defined built character in this predominately rural area and the extension is largely not visible to public view. With this in mind there is not considered to be a material impact on the character and appearance of the surrounding area.
2. The design best facilities the amenity of the occupants. The existing bungalow is not considered to be of outstanding architectural character and the proposed extension will not materially impact the quality of design. The proposed orientation, especially with regard to the balcony does not materially impact the amenity and character of the area.
3. The proposed materials are to match the existing dwelling. This is considered to benefit the overall appearance.
4. The existing vehicular access is not being altered and there is ample parking spaces on site for in of excess of three off road parking spaces, which is the minimum amount requested for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.
5. The capacity of existing community services and infrastructure will not be impacted by this proposal.
6. There is not considered to be a noise, odour, or disturbance impact from the proposal. With regard to visual intrusion the following can be observed:

Overdevelopment - Whilst the extension is large, the residential land accompanying the bungalow is also large. The bulk of the extension is not visible to the public. There is not considered to be an overdevelopment impact from this proposal.

Overshadowing / overbearing - The two storey extension is 60 metres away from a property named The Paddocks to the north east. There is not considered to be an overshadowing impact from this proposal.

Overlooking - None of the new fenestration elements or two balconies face any residential buildings. There is not considered to be an overlooking impact from the proposal.

7. The site is in Environment Agency Flood Zone 3 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. There is not considered to be an impact on a sense of place from this proposal. Whilst the size, scale and layout of the extension is large, the garden space for the property is also large and can comfortably accommodate this rear elevation extension. No trees will be removed to facilitate this proposal. There is no defined built character in this predominately rural area and the extension is largely not visible to public view. With this in mind there is not considered to be a material impact on the character and appearance of the surrounding area.
5. There is ample space on site for cycle and bin storage. There is ample parking spaces on site for in of excess of three off road parking spaces, which is the minimum amount requested for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.
11. There is not considered to be a noise, odour, or disturbance impact from the proposal. With regard to visual intrusion the following can be observed:

Overdevelopment - Whilst the extension is large, the residential land accompanying the bungalow is also large. The bulk of the extension is not visible to the public. There is not considered to be an

overdevelopment impact from this proposal.

Overshadowing / overbearing - The two storey extension is 60 metres away from a property named The Paddocks to the north east. There is not considered to be an overshadowing impact from this proposal.

Overlooking - None of the new fenestration elements or two balconies face any residential buildings. There is not considered to be an overlooking impact from the proposal.

12. The site is in Environment Agency Flood Zone 3 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

This application accords with SELLP Policy 3.

PLANNING BALANCE

Whilst the proposed extension is large it can be comfortably accommodated on site without materially impacting the character and amenity of the surrounding area. This application is considered to accord with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

The 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.