DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H03-0370-22**	**Applicant:**	**Mr C Barrett**
Proposal:	Extensions and alterations to dwelling		
Location:	Boundary House Main Road Deeping St Nicholas		
Terminal Date:	5th July 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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application for extensions and alterations at Boundary House, Main Road, Deeping St Nicholas. The proposal seeks to increase the ridge height, with the provision of rear dormer to create additional accommodation within the enlarged roof space. At ground floor level an open plan kitchen, dining and lounge area will be provided, along with a double garage to the front of the dwelling. At first floor level internal alterations will take place to provide three bedrooms, a bathroom and a study. In the roofspace a bedroom, en-suite and dressing room will be provided. Four rooflights will be sited in the frontage roof slope, with a box dormer along the rear roof slope, and two long side elevation windows serving the second floor bedroom.

SITE DESCRIPTION

The site is out of defined settlement limits close to the district border with South Kesteven District Council. The surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and designs. The applicant's business Deeping Van Hire is sited to the northern rear of the proposal. The site is in Environment Agency Flood Zone 2 and is not subject to increase flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

None

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

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

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

1. The size, scale and layout of the proposal is considered to be acceptable for the site. No trees will be removed to facilitate the proposal. There is not considered to be a material impact and the character and appearance of the site or surrounding area.

2. The design and orientation is considered to be appropriate for the site and is not considered to be out of character and there is not a defined built character in the vicinity of the site.

3. The proposed materials of constructed would be addressed by condition. The proposed elevation plan shows the entirety of the property is to be rendered.

4. Access and vehicle generation levels is not considered to be impacted by this proposal. Whilst there are a large number of vehicles to the front of the property, they are parked there for the purposes of advertising Deeping Van Hire. The vehicles can be accommodated with the business land beyond the northern rear boundary of the dwelling. The amount of off road parking provision accords with Appendix 6 of the SELLP which requires a minimum of three parking places for dwellings with four bedrooms or greater.

5. The capacity of existing community services and infrastructure is not impacted by this proposal.

6. There is not considered to be a noise, odour or disturbance impact from the extension. With regard to visual intrusion the following can be observed:

Overdevelopment - There is ample space to the side and front of the site following the extensions.

Overlooking - The nearest dwellings are 90 metres to the east and 250 metres to the north. Due to the separation distances there is not considered to be a overlooking impact.

Overshadowing - The nearest dwellings are 90 metres to the east and 250 metres to the north. Due to the separation distances there is not considered to be a overshadowing impact.

7. The site is in Environment Agency Flood Zone 2 and is not subject to increase flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

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

1. The size, scale and layout of the proposal is considered to be acceptable for the site, and a sense of place will not be impacted. No trees will be removed to facilitate the proposal. There is not considered to be a material impact and the character and appearance of the site or surrounding area.

5. Ample space remains on site for bin and cycle storage. Access and vehicle generation levels is not considered to be impacted by this proposal. Whilst there are a large number of vehicles to the front of the property, they are parked there for the purposes of advertising Deeping Van Hire. The vehicles can be accommodated with the business land beyond the northern rear boundary of the dwelling. The amount of off road parking provision accords with Appendix 6 of the SELLP which requires a minimum of three parking places for dwellings with four bedrooms or greater.

11. There is not considered to be a noise, odour or disturbance impact from the extension. With regard to visual intrusion the following can be observed:

Overdevelopment - There is ample space to the side and front of the site following the extensions.

Overlooking - The nearest dwellings are 90 metres to the east and 250 metres to the north. Due to the separation distances there is not considered to be a overlooking impact.

Overshadowing - The nearest dwellings are 90 metres to the east and 250 metres to the north. Due to the separation distances there is not considered to be a overshadowing impact.

12. The site is in Environment Agency Flood Zone 2 and is not subject to increase flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

PLANNING BALANCE

It is considered by virtue of the layout and distance to neighbouring properties that there is not considered to be a material character or amenity impact. This application accords 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

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.