

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H04-0033-21 **Applicant:** Mr D Rashleigh

Proposal: Proposed two storey side extension, single storey front/side extension to create double garage and removal of front bay window and replace with new windows

Location: 93 Quadring Road Donington Spalding

Terminal Date: 10th March 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

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 full planning application at 93 Quadring Road, Donington for a proposed two storey side extension, single storey front/side extension to create double garage and removal of a front bay window and replace with new windows. A single storey double garage is sited to the front of the site, as well as a cloakroom and a shower. The side of the dwelling at ground floor level will contain an

open plan family area and kitchen. At first floor to the side of the dwelling, three bedrooms are to be sited. Brickwork and tiles is to match that of the existing dwelling and would be conditioned as such.

SITE DESCRIPTION

The proposal is outside of defined settlement limits to the south of Donington. The surrounding area is predominately rural and characterised by buildings of varying ages and design. A Grade II Listed windmill is sited to the south-east of the proposal site and the site can be considered to be part of its setting. The site is located in Environment Agency Flood Zone 3, and not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

None relevant.

CONSULTATION RESPONSES

None received.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 2 - Development Management

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

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

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

1. The size, scale layout and density is considered to be appropriate for the site. The end of the double garage is 9.634 metres from the frontage boundary and is therefore not considered to impact highway safety. No trees are impacted by the proposal. The character and appearance of the area is largely unaltered by the proposed development which is set back from the highway and not immediately adjacent other dwellings.
2. The design of the extension shows a modern frontage garage. The orientation of the extension is a standard frontage orientation, with no side elevation first floor windows.
3. Materials of construction are to match that of the existing dwelling. This is considered to benefit the proposal and maintain the built character of the property.
4. The existing access is not impacted by the proposal and the proposal can comfortably accommodate in excess of three cars, which is the minimum number requested for a five bedroom dwelling under Appendix 6 of the SELLP.
5. The proposal is not considered to impact community services and infrastructure.
6. There is not considered to be a noise, odour or disturbance impact from the proposal. The double garage element is single storey and the two storey extension is approximately 45 metres from 95 Quadring Drove to the south. There are no first floor side elevation windows and there is not considered to be an overlooking aspect from the new fenestration.

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

8. There is not considered to be an impact on the Grade II listed which is approximately 65 metres away and predominately obscured by 95 Quadring Road and an agricultural building. The extension is to be constructed from matching materials to the dwelling, which is not considered to adversely impact the listed windmill or the surrounding area as a whole.

The proposal is considered to accord with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

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

1. There is no defined built character to the surrounding area, so a sense of place is not considered to be affected. There is not considered to be an impact on the Grade II listed which is approximately 65 metres away and predominately obscured by 95 Quadring Road and an agricultural building. The extension is to be constructed from matching materials to the dwelling, which is not considered to adversely impact the listed windmill or the surrounding area as a whole.

9. The dwelling has already been constructed, therefore it is not considered that it can be orientated to best enable low carbon technologies.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. The double garage element is single storey and the two storey extension is approximately 45 metres from 95 Quadring Drove to the south. There are no first floor side elevation windows and there is not considered to be an overlooking aspect from the new fenestration.

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

Assessment against SELLP Policy 29 - Historic Environment

Policy 29 states that proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building. It is not considered that the proposal would adversely affect the setting of the Listed windmill. The windmill sits within the curtilage of a more modern dwelling that is unsympathetic to the character of the windmill and its setting has already been impacted by this. Furthermore, views of the windmill from a north-westerly direction on Quadring Road are already limited due to this dwelling and trees along the road frontage.

The proposal is therefore considered to accord with SELLP Policy 29.

PLANNING BALANCE

There is not considered to be a material impact on the character or the amenity of the surrounding area, and it is not anticipated there would be an adverse impact on the Listed windmill nearby. The application therefore accords with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

CONCLUSION

The proposal 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.