DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H04-0247-19**	**Applicant:**	**Mr and Mrs R Brown**
Proposal:	Rear and side extension to house and front and rear extension to barns		
Location:	120 Quadring Road Donington Spalding		
Terminal Date:	29th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
30	Pollution

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for rear and side extension to house and front and rear extension to barns at 120 Quadring Road, Donington, Spalding.

Site Description

The site is widely spacious and of rectangular shape. It is part of a cluster of buildings within the open countryside.

There is a slightly steep slope from the edge of the highway to the building line of the property. The property is a two-storey recently-built cottage of rustic appearance. It is set back approximately 13 metres from the highway and relatively close to the southern boundary with the curtilage of the property No. 126. The access point is adjacent to the northern boundary and leads to a large yard at the centre of the site. The barns are to north-east close to the rear of the site. A drain runs along both the northern and rear boundaries. A domestic garden extends beyond the rear elevation of the house.

History

H04-1037-08 - Proposed demolition of detached cottage and erection of three-bed cottage - Approve

Consultation Responses

Black Sluice IDB

No objection. However, the following comments have been made:

-Details of surface water disposal have not been submitted.
-Prior consent of the Board is required for any proposed permanent or temporary works or structures within any watercourse
-The ownership and maintenance responsibility for any watercourse lies with the adjacent landowners.

LCC Historic Environment Officer

No objection.

Planning Considerations

Principle of development

According to Inset Map 4 and 22 of South East Lincolnshire Local Plan 2019, the site is out of settlement boundaries of Quadring and Donington which are the nearest urban settlements with defined settlement limits. Therefore, the site is located within the countryside. Policy 1 of the Local Plan states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given its ancillary, the proposed development cannot be located elsewhere within the boundaries of any urban settlement. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

Size and scale

The house extension would protrude 11.12 metres from the main rear wall. It would measure just above 5 metres in width and 3.45 metres in maximum apex height. The porch on the northern side elevation would be discreet in scale. After the intended extensions the barn would measure at maximum 22.61 metres in depth, 12.23 metres wide and 4.10 metres high.

Having regard to the dimensions of the existing structures, the proposed development would be subservient to their respective host buildings in terms of scale, massing and bulking.

Design and layout

The proposed porch would replicate the contour of the catslide roof of the cottage. The rear extension would have two gable roof pitches. The highest pitch would be as much as the existing ridgeline of the cottage in order to accommodate an en-suite master bedroom on the first floor level and kitchen downstairs. The lowest pitch would be provided to roof the sun lounge on the ground floor level.

Two catslide dormer windows would be opened on the northern side elevation to enhance the enjoyment of daylight for the users of the master bedroom. Albeit the roof style, these dormer windows would not be a new element since there are currently three gable pitched dormer windows on the principal elevation.

Solar panels are currently on the rear roof slope of the dwelling. They would be relocated on the southern roof slope of the proposed two-storey extension.

With regards to the external materials, the walls of the porch and sun lounge would be coated with dark horizontal natural timber stained dark boarding. The remainder of the development in the dwelling would have facing brickwork and tiles matching as close as possible with those existing in the cottage. New fenestration would be made of timber and light cream painted to match the existing doors and windows in the building. Likewise, new rainwater goods would be black.

In conjunction with the use of dark timber cladding on external walls, the addition of new roof styles to the original cottage delivering a piece-meal layout which would be coherent on its own would result in a high quality design of the development.

The proposed extensions would form a new L shape to the original barn. A carport would be created to the front and side. A garage would be at the rear with new stables further to the back. Dark horizontal natural timber stained dark boarding would be mostly installed on both the northern side elevation and rear elevation. The remainder of external walls would be made of matching facing brickwork. Likewise, the roof tiles would replicate the appearance of the existing ones. Overall, the external layout and form of development is characteristic of the barn. The appearance would be clearly upgraded but keeping the rustic appearance of the immediate built environment and character of the wider local area.

Impact upon residential amenity

The separation distances between the extensions and the site boundaries would be extensive that no impact would be detrimental to the amenity of residents.

Agricultural land is adjacent to north and east. Mature hedgerow is on the site boundaries. No visual impact of the extensions would be perceived whether residents were living in that adjacent land. The additional catslide dormer windows have been located to face inwards the site in order to avoid most certainly any overlooking impact to the gable window on the opposing elevation of the neighbouring property No. 126. approved under H04-0788-18. However, the overlooking effect otherwise had been unlikely given the 34 metre long distance between both elevations in the closest point.

Surface water flood risk

Black Sluice IDB has pointed out that there is an absence of details of surface water disposal. Weight has been equally given to such lack of information and that has been raised to the agent of this application.

Para 163c of the National Planning Policy Framework 2019 laid down that "development should only be allowed in areas at risk of flooding where it can be demonstrated that ¦it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate".

It has been agreed with the agent that further details about the drainage will be submitted to the Local Planning Authority prior to the commencement of works. Following that, a planning condition would be imposed to the decision notice.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and 30 of South East Lincolnshire Local Plan, 2019 and Section 12 and 14 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

Additional Considerations

None

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.