

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H04-0321-22 **Applicant:** Mr P Craven

Proposal: Extensions and alterations to outbuilding to create swimming pool, garage and additional accommodation - retrospective

Location: Red House Farm Wykes Lane Donington

Terminal Date: 17th June 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

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 retrospective full application at Red House Farm, Wykes Lane, Donington for extensions and alterations to outbuilding to create swimming pool, garage and additional accommodation. The proposal seeks to retain a tack room, stable, two bike storage rooms, a double garage, indoor swimming pool, plant room, changing room, wc, dining room, kitchen and sitting room.

The materials of construction are pantiles, with a slate roof to the front of the changing rooms. The swimming pool element has a fibreglass flat roof and a timber roof lantern. The building is

predominately built from reclaimed red stock facing bricks with grey metal profile cladding for the rear wall of the indoor swimming pool.

SITE DESCRIPTION

The site is a isolated plot outside of defined settlement limits. The surrounding area is predominately rural, characterised by sparse development of varying ages and designs. The land surrounding the buildings 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

H04-1392-05

Full - Ground floor extension - Refused - 18 November 2005.

H04-0192-06

Full - Ground floor extension to dwelling - Approved - 23 March 2006.

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Principle of development

This is an application 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. The size, scale and layout is considered to be acceptable for the site. No trees have been removed to facilitate this proposal. The character and appearance of the surrounding area is not considered to be impacted by this proposal, which is sited to the rear of the dwelling.
2. The design and orientation respects and utilises the stables and structure of the agricultural outbuildings to bring forward a design that is in keeping with the existing footprint and the adjacent dwelling.
3. The materials of construction are pantiles, with a slate roof to the front of the changing rooms. The swimming pool element has a fibreglass flat roof and a timber roof lantern. The building is predominately built from reclaimed red stock facing bricks with grey metal profile cladding for the rear wall of the indoor swimming pool. The proposed materials are considered to be a typical rural / agricultural character and are in keeping with the built character of the surrounding area.
4. No new accesses are proposed and the application will lead to an increase in off road parking provision which comfortably exceeds the minimum requested of 3 for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.
5. There is not an impact on existing community services and infrastructure.
6. The nearest dwelling is 320 metres away to the south-east. There is not considered to be a noise, odour, disturbance or visual intrusion impact due to the separation distance.
7. The land surrounding the buildings 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. Due to the low level of flood risk there is not a requirement to raise finished floor levels.

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. A sense of place is not considered to be impacted by this proposal which is in keeping with the existing buildings on site. The size, scale and layout is considered to be acceptable for the site. No trees have been removed to facilitate this proposal. The character and appearance of the surrounding area is not considered to be impacted by this proposal, which is sited to the rear of the dwelling.

5. Adequate space remains on site for bin storage as well as cycle storage with the capacity increased by the bike storage rooms proposed. No new accesses are proposed and the application will lead to an increase in off road parking provision which comfortably exceeds the minimum requested of 3 for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.

6. The nearest dwelling is 320 metres away to the south-east. There is not considered to be a noise, odour, disturbance or visual intrusion impact due to the separation distance.

7. The land surrounding the buildings 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. Due to the low level of flood risk there is not a requirement to raise finished floor levels.

This application accords with SELLP Policy 3.

PLANNING BALANCE

The proposed and completed extensions and alterations are considered to be appropriate for the site by virtue of the design and siting to the rear, as well as the separation distance to other properties in the area. The annexe accommodation will be conditioned so that it is for incidental family use and cannot sold, leased or rented as an independent living unit. This application is considered to accord with Policies 1, 2, 3 and 4 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.