

DECISION DELEGATED TO DEVELOPMENT MANAGER

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Application No: H04-0383-19 **Applicant:** Mrs Sabita Oozageer
Proposal: Proposed roof mounted photovoltaic panels
Location: Genesis Residential Home 2 Station Street Donington
Terminal Date: 10th June 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
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29 The Historic Environment

National Guidance

National Planning Policy Framework 2019

National Planning Policy framework (NPPF) February 2019

The NPPF constitutes guidance for Local Planning Authorities and decision takers both in drawing up plans and as a material consideration in determining applications.

Section 16- Conserving and enhancing the historic environment

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 for the addition of roof mounted photovoltaic panels on the recently

approved new rear extensions to Genesis Residential Home, 2 Station Street, Donnington. This was a rear two-storey extension to existing residential home, re-submission of H04-1128-16. The residential home occupies a building of historic interest which is within the Conservation Area for Donnington and within the defined settlement limit.

Site Description

The main building is not listed, but has interesting architectural detail such as decorative ridge tiles, decorative dentil detail and brick arches. The rear elevation was spoilt by an existing enclosed fire escape which was of poor design and materials. It led to a small patio area and small covered seating area.

A great level of detailing is incorporated into the existing building, particularly in the brickwork at eaves level and on the gables, this has been replicated on the extension with the eaves and gable dentil detail and corbelling detail at the corners. Where possible, window head brick arches have been matched and stone cills have been added to tie in with the existing. Doors and windows have been laid out in a suitable order so as to fit with the Victorian style with equal spacing and form being considered.

The approved extensions will improve the character and appearance of the building.

There is a tall brick wall to the side boundaries. The rear boundary consists of a part brick wall and part fencing of approximately 1.8 to 2 metres in height. Most of the grounds to the rear has been gravelled and used for parking.

There is a small garden area with seating to south east corner and with mature shrubs to the boundary. Two storey dwellings and bungalows exist to the south and east. The site does not appear to be significantly overlooked by other properties due to its rear boundary treatments.

History

H04-0074-18

Rear two-storey extension to existing residential home, re-submission of H04-1128-16.
Approved with conditions.

BJPlanning Considerations

- Design and layout
- Impact upon residential amenity
- Conservation Area/Heritage issues

Consultation Responses

None received.

Assessment

The proposal presents an acceptable design that will respect the setting of the locally listed building through its materials and detailing.

The panels would be attached to the rear of the newly constructed extensions and will have only a negligible impact upon the historic setting and fabric of the host (original) building.

There would be no material loss of amenity to any party through the introduction of the panels.

The design reflects the architectural detailing of the main building as required by Local Plan Policy 29 and does not impact to an unacceptable degree any nearby residential dwellings.

Policy 31 of the Local Plan sets out at point (B) that all forms of renewable energy, except for wind,

will be permitted as long as there is no significant harm to a list of interests including at point 6 heritage assets including their setting.

It is considered that the proposals are supported by, and compliant with, this policy.

As the application appears acceptable in terms of national and local plan policies, the recommendation is to approve. The character and appearance of the front of the building would remain unchanged.

In light of the above considerations the proposal is considered to be in accordance with policies;

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of the South East Lincolnshire Local Plan, 2019, as well as the National Planning Policy Framework, 2019.

It is recommended that the application be APPROVED under delegated powers.

Recommendation

APPROVE.

Additional Considerations

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.