

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H04-0506-23 **Applicant:** Mr J Jeffery

Proposal: Extension & Alterations

Location: Northorpe House Northorpe Road Donington

Terminal Date: 7th August 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy

02 Development Management

03 Design of New Development

36 Vehicle and Cycle Parking

APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for extensions and alterations to Northorpe House. The extension includes the addition of a sun lounge, kitchen/breakfast area, pantry and boot room and upstairs two new bedrooms with balconies. Whilst the alterations change the layout of some rooms and the area of the dwelling.

Site Description

The site is located outside the settlement boundary of Donington as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). It is approximately over 1100m north of the boundary. The nearest dwelling to Northorpe House is over 240m away. The dwelling is made of bricks with a tiled roof and white uPVC windows, it appears there are two types of bricks being used around the elevations. In the front garden there is a large stable area for the horses that are on site with a small outbuilding situated slightly in front of this. Along the north side of the property there is an approx. 40m long garage. In the rear garden there is a variety of trees and bushes with some trees being trimmed to make way for the extension.

History

H04-0832-19 - A barn conversion into dwellings - Approved

H04-1237-19 - Details of Conditions 3-12 of H04-0832-19 - Withdrawn

H04-0164-20 - Proposed barn conversion into 2 dwellings - Non-Determination

Consultation Responses

Black Sluice Internal Drainage Board

'The Board has a byelaw (No.10) which prohibits the siting of any obstructions, whether temporary or permanent, including planting, within 9 metres of the top of the bank of an open watercourse without the prior written consent of the Board.'

'As per the application, the applicant or their representatives have been in contact with the Board and, as agreed in principle, provided the proposed development is constructed no closer than the elevation of the nearest existing building then the Board have no objection to the proposals'

It is advised however, that an application should be submitted to relax the byelaw so that legal documentation can be included with the deeds of the property for any future owners.

Lincolnshire County Council

Traditional farm buildings like Northorpe House are increasingly becoming redundant in a rapidly changing landscape. They play an integral part in giving a landscape a sense of place and character. These vernacular buildings are now under threat from conversion or demolition and are a diminishing resource in our countryside. New uses frequently alter the original fabric and character of the building, and it is beneficial to create a record of the structure before alteration or demolition.

With this in mind I would recommend that, prior to development, the developer should be required to undertake a programme of Level 3 historic building recording.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that 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.

The materials being used on the property involve altering some existing and new materials as part

of the proposed extension. On the front elevation the new extension will be built of farmhouse style brick and the walls will receive off white smooth render over the existing walls. As part of the rear elevation the walls will be made of medium to dark grey aluminium joinery to both the new and old walls, they will also be replacing the existing tiles to new slates to 'marry' with the same to new areas. It can be considered that the materials being used will be in keeping with the main dwelling itself and ensure that it blends in to the parts that aren't being altered whilst the parts that are altered won't create visual discrepancies due to the fact it is one of few buildings on site.

The measurements of the extension varies throughout each new part being added across the elevations, at the west side there will be a new sun lounge / games room which will measure at 6790mm by 5650mm. At the rear a new kitchen/breakfast room with a pantry just behind will measure at 5285mm by 7753mm, the wall on the east side of this part of the extension angles out slightly and gets wider as it goes towards the front of the property to accommodate the pantry. A new boot room will be situated on the south east part of the house and will be 2290mm by 1400mm. Upstairs there will be two new bedrooms and balconies attached to these. A bedroom on the west side will be 4700mm by 3650mm with the balcony protruding from the west by 1650mm and to the north by 1740mm with the overall width being 6440mm and the length of the balcony will be 5300mm. The bedroom situated on the north will protrude from the existing property by 3650mm and is 7553mm in length. The balcony for this bedroom is the same length as the bedroom and extends out by 1285mm. When compared to the overall size of the of the host dwelling the extension is considered to be proportionate and as such will provide adequate extra floor space for the residents.

Internally, there will be some alterations taking place as a result of the application. They will be moving the location of the stairs and extending the hallway to allow this to take place effectively, as such they will also be making the landing area bigger by extending it into an existing room, two other existing bedrooms will have their access moved slightly as the new location of the stairs will impact this. In place of the stairs a small cupboard will be located there. The existing lounge downstairs will be shortened as a new wall will be built in to allow for a study and WC to go behind it. In the new bedrooms upstairs there will be additional walls being built to allow for an en-suite to be added in. Certain windows both upstairs and downstairs will be blocked up as new rooms are being added on to the other side. To accommodate this there will of course be the addition of new windows throughout the dwelling.

Impact upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed extension and alterations would have no impact on resident amenity. The nearest resident to Northorpe House is over 240m away. There would be no concerns regarding overshadowing or overlooking and the development would not be overbearing on the area or locality. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development. however due to the distance between residents, this impact would be very minimal.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Parking Provision

As part of the development, a new bedroom will be constructed at the rear and the dwelling will now have five bedrooms. They therefore need to be in accordance with Policy 36 (Appendix 6) of the SELLP 2019. This sets out the minimum requirements for car parking provision, No. 3 spaces must be provided within the curtilage for dwellings with up to 4 bedrooms. It can be considered that the driveway at the front and gravel passage along the side provide enough parking for the residents and therefore is in accordance with Policy 36 (Appendix 6).

Planning Balance

It is considered that the proposed extension and alterations to the Northorpe House can be incorporated onto the site without materially harming the character and amenity of the locality. This

application is in accordance with Policies 1, 2, 3, & 36 (Appendix 6) of the SELLP as well as Section 12 of the NPPF.

Conclusion

The recommendation is for a delegated 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.