DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H04-0577-23**	**Applicant:**	**E Dormer**
Proposal:	Convert outbuilding into annexe		
Location:	80 Station Street Donington Spalding		
Terminal Date:	22nd August 2023		

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

Section 12 - Achieving well designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	1	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is seeking permission to convert an outbuilding into an annexe at 80 Station Street. They will be changing some materials on the building to better match the existing dwelling.

Site Description

The site is within the settlement boundary of Donington as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The property is a two storey detached dwelling with a conservatory, workshop and small office situated within the grounds. It is made of brick with a brown door and windows made of white timber. There is a row of hedges at the front garden running parallel with a small boundary fence along the highway, there are also two trees in the front garden. Along the side of the house there is a gravel driveway which leads to the workshop on the north east side, the rear garden also has trees and bushes throughout the whole area.

History

No relevant planning history.

Consultation Responses

SHDC Environmental Protection

No comments.

Resident Comments

There was one resident comment which is summarised as follows -

- Some of my property abuts the building in question which gives me concern. As long as care is taken, I have no
objection.

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.

Whilst the proposal doesn't change the size and scale of the outbuilding, it provides some changes externally through repairs and the materials in which it is made of. These changes of material allow the building to be more in keeping with the host dwelling and therefore match the existing. The walls are currently made of red brick with an asbestos corrugate sheet, the new walls will remove the asbestos entirely meaning it will just be red brick. The roof will follow a similar pattern to this by also removing the asbestos corrugated sheet and therefore the proposal will be Redland Grovebury concrete charcoal tile (to match the existing) and the flat roof will be made from GRP. The windows and doors are currently made of timber painted white and as part of the application this will be changed to uPVC casement in white to match the existing. As a result of this, the development will allow for the change of materials and as such it will match the existing dwelling and blend in.

There will be some alterations taking place both internally and externally. On the roof there will be the addition of six roof lights to the main section of the outbuilding to allow for more natural light. Along the front and side elevation there will be two proposed accesses, one from the main section and one into the car port area. The outhouse storage area will now be used for a car port and the smaller section of the outhouse will be the bedroom and shower room for the family.

These works are in accordance with both Policies 2 & 3 of the SELLP and Section 12 of the NPPF and they can also be done without the need for planning permission.

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.

No overlooking concerns will arise as a result of the conversion to an annexe as there are only new windows going in the roof as previously mentioned and therefore there will be no windows facing any neighbouring properties. No privacy will be lost following the application being approved. Similarly, no overshadowing will occur either due to the height and size of the outbuilding not being changed and therefore there will be no new issues that could impact neighbouring properties.

This proposal is therefore in accordance with Policies 2 & 3 and Section 12 of the NPPF.

Planning Balance

This development is in accordance with Policies 2, 3 and 36 (Appendix 6) of the SELLP and Section 12 of the NPPF. Most importantly, it falls under Permitted Development and the work can be carried out without the need for planning permission.

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.