

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H06-0735-20 **Applicant:** Mr & Mrs A Bacon
Proposal: Extension, Alterations and New Vehicular Access
Location: Laurel House Huntsgate Gedney
Terminal Date: 16th November 2020

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 2019

Paragraph 127 of Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed extension, alterations and new vehicular access at Laurel House, Huntsgate, Gedney Broadgate, Spalding.

Site Description

The site is approximately 2 km. south of Gedney and 2.1k south-west of Long Sutton. The wider area is countryside characterised by open agricultural fields and drains.

The curtilage comprises a residential plot with Laurel House onto Huntsgate and land adjacent to the south hosting the premises of Laurel Park Camp Site. To the north, there is the farmstead of East Leam.

The residential plot stretches along the road. There is a goat run to the south of the property and rear garden with grassed land to the north. Fleet River restricts the depth of the site running to the rear of the building.

The property is a two-storey detached old cottage. It benefits from subsequent addition such as a conservatory to the rear and a timber clad extension on the southern side wall.

Mature conifer forms a hedge of different heights on the front boundary of the site. It is approximately 1.5 metre high to the front of the property and the remainder increases approximately between 3 and 4 metres high.

History

None.

Consultation Responses

LCC Highways/SUdS Authority

No objection.

Two informative notes to ensure the new vehicular access complies with Highways' technical specifications.

Gedney Parish Council

Support this application.

Planning Considerations

Principle of development

The site lies on land designated countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension, alterations and a new vehicular access that are incidental to the enjoyment of a dwelling house is acceptable.

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The key material considerations are addressed below.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. 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 animal run adjacent to the south of the dwellinghouse will be removed to gain further floorspace for the development. The house extension will project 5.40 metres eastwards from the residential

building. It will extend to the original rear wall of the cottage. The height of the extension will be as much as those of the house. A front porch will be also proposed to be used as a lobby. It will measure 2 metres in depth, 2.70 metres in width and 3 metres in height.

Having regard to the dimensions of the house, it is concluded that both additions will appear commensurate with the host property in terms of scale, mass and bulk.

The materials schedule of the proposed development indicate that the appearance of the extensions to the house will match the host property as it stands. Thus, the intended works will not harm the visual amenity and design quality of the residential property and its setting.

Internally, the aim of the development is to relocate the main door and lobby from the southern side elevation to the front elevation. The side extension will accommodate a large combined dining/kitchen on the ground floor level and one additional ensuite bedroom on the first floor level. In view of the use of the new spaces, the development is deemed acceptable as it is in keeping with the residential use of the entire building.

There were initial concerns about the effect of the excessive height of the boundary treatment adjacent to the proposed vehicular access. Following discussions, revised plans were submitted to ensure that sufficient visibility splays will be provided to enter and egress the site in a safe manner. LCC Highways Authority has raised no objection in this regard.

As a result of that, the existing front hedge is proposed to replace with timber close board fencing. It will have different heights in order to ensure the appropriate visibility splays from the centre of the vehicular access. After the removal of conifers, the strip of land will be grassed to extend the verge to the layout of the proposed fence. The loss of the hedgerow for the erection of standard timber fencing at such rural location is not desirable although it does not harm the design neither the character of the local to such an extent which the Local Planning Authority should wholly refuse the proposal or resist such alteration.

In summary, the scale and height house extensions will appear proportionate with the remainder of the house. Their external appearance will be tantamount to the present materials in the cottage. The creation of a new vehicular access and alteration to the front boundary is acceptable in view of the residential use of the site. Likewise, the new rooms within the house serve the needs of the householders. The layout of the vehicular access will ensure good design standards for the safety of highways users. For these reason, the proposals accord with the aforementioned policies at the top of this section.

Residential amenity

First-floor windows will be opened on all elevations of the proposed two-storey extension. There are no other residential properties immediately adjacent to the footprint of the development. Thus, no overlooking impact will be created by the proposals hereby assessed.

The occupiers of Laurel House will enjoy the use of the rear garden which will be still of significant size after creating the proposed drive area. The proposed fenestration will allow the house occupiers to enjoy appropriately daylight inside the house.

In summary, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

The additional bedroom proposed would increase the total number of bedrooms from 3 to 4. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage. The proposed block plan include only two cars. However, the drive has sufficient depth to park two cars in tandem when necessary without encroaching onto the turning point. Although not desirable, there is further space on both sides of the driveway after entering the other vehicular access serving the adjacent Laurel Park Camp Site.

In summary, the development proposals provide acceptable car parking standards and on balance

comply with Appendix 6 of SELLP, 2019.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.