DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-0055-21**	**Applicant:**	**Deljon Properties Ltd.**
Proposal:	Proposed extension and alterations		
Location:	The Poplars 164 North Road Gedney Hill		
Terminal Date:	15th March 2021		

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

Section 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 householder planning application that seeks permission for proposed extension and alterations to the dwelling known as The Poplars at 164 North Road, Gedney Hill, Spalding.

Site Description

The site location is clearly in the open countryside and far away from the development footprint of Gedney Hill. Open flat agricultural fields predominate the setting of the property and overall the local

character of the area.

The main building is a large two-storey farmhouse with subsequent extensions to the original fabric. A large agriculture store is on the north-eastern corner of the site with further outbuildings forming a row in parallel with the northern boundary. A rounded brick barn is between the house and the southern boundary.

There is a long track/residential driveway with hardcore running to the north of the house. Othern than slabbed patio, the remainder of the land is laid in natural grass. A hedge of young trees and shrubs is onto North Road beyond a verge but the boundary treatment is in general poor, thereby the direct views from the roads to the site.

History

H07-1259-07 - Two 2-storey extensions, alteration and renovations to dwelling - Approved

H07-0050-08 - Details of windows (Condition 4 of H07/1259/07) - Refused

H07-0190-08 - Details of window frames (Condition 4 of H07/1259/07 - re-application after refusal of H07/0050/08)

H07-0081-15 - Extension & Alterations - Approved

Consultation Responses

None.

Planning Considerations

Principle of development

The site is out of the settlement boundaries for Gedney Hill as set out in the South East Lincolnshire Local Plan (SELLP), 2019. In particular, the property is located approximately 2.78 to the north-west of the built-up area of Gedney Hill. Therefore, the site lies on the countryside policy area. The principle of developing extension and alterations that are incidental to the enjoyment of a dwelling is acceptable.

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. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposed extension and alterations are identical to the works approved under application ref. H07-0081-15. This application therefore is a re-submission to obtain planning permission anew.

The intended extension would be tantamount to the two-storey extension that had been previously approved under application ref. H07-0050-08. Thus, there would be a subservience in scale and height terms. The material schedule is such that the development would merge with the external fabric of the building.

Internally, the house enlargement would be also used for a large dining/family room on the ground floor level and an ensuite master bedroom on the first floor level. The aim of the development would be clearly in keeping with the residential use of the host property.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development

and land uses as main considerations when making planning decisions.

There is no dwelling adjoining the site. Thus, no feature of the proposal would harm the amenity standards of other residents.

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 development would entail an additional bedroom and increase the number of bedrooms up to 4. Appendix 6 of SELLP 2019 states that three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

It has been observed that the yard/driveway is sufficiently spacious to accommodate such number of car spaces. Furthermore, there is a turning point to enter and egress the site in a safe and forward manner.

Planning Balance

The principle of an extension and alterations that are incidental to the enjoyment of a dwelling is acceptable. The aim of the proposals is to meet the increasing living needs of the householders.

The scale and height of the development is subservient to the host property as it currently stands. There are no adjoining properties and therefore the development would not harm the amenity standards of any resident. The external appearance would be matching with the property. The yard/drive is sufficient to accommodate a minimum of car parking spaces and consequently prevent on-street parking.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

Conclusion

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.

Taking into account the above, this application accords with Policies 1, 2, 3, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).
Accordingly, it is recommended to approve this 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.