

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H08-0205-22 **Applicant:** Mr S Aldred

Proposal: Proposed extensions and internal alterations - re-submission of H08-0008-21

Location: Nine Acre House Highbridge Lane Gosberton

Terminal Date: 21st April 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2021

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application at Nine Acre House, Highbridge Lane, Gosberton for proposed extensions and internal alterations and is an amended re-submission of H08-0008-21. The proposal seeks to provide a three bay frontage garage, garden store, an extended porch, dining area, and an extended kitchen / dining area. An external staircase will be constructed to give first floor access to

home office above the triple garage. This proposal differs from the application approved under H08-0008-21 in that the triple garage building wasn't previously present and the rear extension is now smaller in size. Proposed materials of construction are colour through render and horizontal cladding to match the existing dwelling. Concrete roof tiles are to match existing.

SITE DESCRIPTION

The proposal site is outside of defined settlement limits down Highbridge Lane which only serves two dwellings. The surrounding area is predominately rural and is characterised by buildings of varying ages and designs. The dwelling Green Roofs is 280 metres further up Highbridge Lane to the north-west with arable fields in all directions, and Hill House 320 metres to the South-West off the A152. The proposal site is in Environment Agency Flood Zone 3 and is not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H08-0008-21

Householder - Proposed rear extension and internal alterations - Approved - 01 March 2021.

CONSULTATION RESPONSES

Welland & Deepings Internal Drainage Board

"I have held discussions with the agent who informed me that surface water disposal will be disposed of via soakaways subject to percolation test results. If for any reason soakaways are not used, then I would wish to be consulted again at the time."

PLANNING CONSIDERATIONS

Principle of development

This application is for residential development on residential land. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be acceptable for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area is not impacted by the proposed extensions.
2. The design is in keeping with existing dwelling and the orientation improves the amenity of the occupants without impacting the surrounding area.
3. Proposed materials of construction are colour through render and horizontal cladding to match the existing dwelling. Concrete roof tiles are to match existing. These materials are considered to compliment the existing built design and area appropriate for the site.
4. Access and vehicle generation levels are unaffected by this proposal. The dwelling has four bedrooms and can accommodate in excess of three off road parking spaces which is the minimum requested for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.
5. The capacity of existing community services and infrastructure is not impacted by this proposal.
6. There is no odour, noise or disturbance impact from the extensions. Due to the nearest dwelling being located 280 metres away there is not considered to be a visual intrusion impact from overdevelopment, overlooking or overshadowing.
7. The proposal site is in Environment Agency Flood Zone 3 and is not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping. There is not a requirement to raise finished floor levels to facilitate this proposal.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. Due to the remote location and the proposed design, the extensions are not considered to impact a sense of place. The size, scale and layout is considered to be acceptable for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area is not impacted by the proposed extensions.

5. Adequate space remains on site for cycle and bin storage. The dwelling has four bedrooms and can accommodate in excess of three off road parking spaces which is the minimum requested for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.

11. There is no odour, noise or disturbance impact from the extensions. Due to the nearest dwelling being located 280 metres away there is not considered to be a visual intrusion impact from overdevelopment, overlooking or overshadowing.

12. The proposal site is in Environment Agency Flood Zone 3 and is not subject to increased hazard or depth on the 2115 South Holland Strategic Flood Risk Mapping. There is not a requirement to raise finished floor levels to facilitate this proposal.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that by virtue of the design, location and materials of construction there is not a material impact on the character and amenity of the surrounding area. This application is considered to accord with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for 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.