

DECISION DELEGATED TO DEVELOPMENT MANAGER**DECISION DELEGATED TO DEVELOPMENT MANAGER**

Application No: H08-0861-20 **Applicant:** Mr & Mrs Lewis

Proposal: First floor extension to outbuilding to form 2 holiday lets

Location: Paddock House Belnie Lane Gosberton

Terminal Date: 24th December 2020

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
09	Promoting a Stronger Visitor Economy
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance**National Planning Policy Framework 2019**

Section 6, 8, 12 in the NPPF (2019).

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application seeking permission for a first floor extension to outbuilding to form two holiday lets at Paddock House, Belnie Lane, Gosberton.

Site Description

The existing outbuilding is associated with the property at Paddock House, Belnie Lane and is situated at the west of the site, beyond the private driveway.

There is a patio area to the north east of the outbuilding and a large grassed rear garden to the south west of the property. Built development in the wider area is limited with a few small clusters of residential properties. The closest property is to the north-west, approx. 22m away.

History

H08-0652-01- Approved- 14-08-01- Extension and alterations.

H08-1128-02- Approved- 27-11-02- Proposed garage and office with "Granny" annexe over.

Consultation Responses

Gosberton Parish Council- No comments.

Local Highway and Lead Local Flood Authority- Does not wish to restrict the grant of permission.

Planning Considerations

The main issues in this case are:

- Policy/sustainability;
- Character/appearance;
- The likely impact upon the amenity of nearby residents;
- Flooding/drainage; and
- Parking provision

Policy/Sustainability

As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is outside a settlement boundary as defined in the South East Lincolnshire Local Plan (SELLP), March 2019. It is therefore within an area regarded as countryside. Policy 1 of the SELLP indicates that development in the countryside will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 9 relates to the visitor economy and indicates that small scale development to support the visitor economy, including farm diversification, will be supported providing that they do not conflict with neighbouring land uses, are in keeping with the character of the locality and demonstrate a functional link with an existing rural attraction or farm enterprise.

Addressing the above policies, the proposal is small scale and would help promote the visitor economy. Although not a farming enterprise per se, the proposal would have a functional link with how the site is used, including the small holding and livestock and in the enjoyment and experience of living in the countryside.

The proposal is therefore considered to be generally in accordance with Policies 1 and 9 of the South East Lincolnshire Local Plan, 2019.

The proposal is considered to be consistent with advice within the National Planning Policy Framework, 2019. It supports sustainable growth and stresses that significant weight should be placed on the need to support economic growth and the provision of local services to reflect the

community's needs. Paragraphs 17 and 28 encourage the expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings. The latter also stresses that planning policies should support rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.

Character/appearance

The proposed first floor extension includes raising the ridge height. The new layout will create two holiday lets, creating a new partition to the first floor to create two bedrooms with storage. The separation to the ground floor will create living rooms, kitchen, shower room and an additional bedroom.

Bricks, roof tiles, UPVC in fenestration and rainwater goods will match existing. Grey cedar weatherboarding will be applied at first floor to create visual interest.

Taking the above into account, the proposal is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of character and appearance.

Amenity

The existing building provides garaging, ancillary and storage space to the host property. There is a tall conifer hedge situated to the north west boundary screening the view. Therefore the proposal is not considered to have a material impact upon the neighbouring property to the north west. Most of the south east is open to the main garden areas, whilst to the south-west is a large gravelled open area previously used by David Lewis Transport Ltd. The relationship with the existing property is considered acceptable given that they will be responsible for the holiday lets.

Taking the above into account, the proposal is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

Flooding/Drainage

The site is within Flood Zone 3 on the Environment Agency Flood Maps. However, it is within an area of no hazard within the South East Lincolnshire Strategic Flood Risk Assessment (2017). The proposal is therefore considered to satisfy the sequential test.

Surface water would be disposed of to the existing soakaway. Foul water will discharge to a new package treatment plant.

Given the above, it is considered that the proposal accords with Policies 2, 3 and 4 of the Local Plan in terms of flood risk and providing appropriate means of drainage.

Parking Provision

The site would be accessed via an existing long private driveway to the side of the existing dwelling. LCC Highways has raised no objections on highway/parking grounds. There is sufficient space for cars to park at the rear of the property for the use of the holiday lets. The proposal is therefore compliant with SELLP Policies 2, 3 and 36 in this regard.

Planning Balance

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 proposal for two holiday lets in this location does not materially harm the character or appearance of the locality or amenity of nearby residents. It will also support the rural economy and is therefore considered to be in general accordance with Policies 1, 2, 3 and 9 of the South East Lincolnshire Local Plan, 2019.

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.

Conclusion

The recommendation is for a delegated approval.