DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H08-0917-22**	**Applicant:**	**Mr M Ginger**
Proposal:	Two storey side extension to create ground floor annexe, with front and rear entrance and conservatory including relocation of existing oil tank		
Location:	Bridge Cottage Wargate Field Lane Gosberton		
Terminal Date:	7th February 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
28	The Natural Environment

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
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application at Bridge Cottage, Wargate Field Lane, Gosberton for a two storey side extension to create a ground floor annexe, with a front and rear entrance, and a conservatory including relocation of existing oil tank.

The proposal seeks to provide a two storey extension to the northern side elevation which has an annexe at ground floor level. This annexe will contain a hall, en-suite, bedroom, kitchen / dining area, and a living room. At first floor level a bedroom and en-suite serving the existing dwelling will be provided. The existing oil tank will be relocated from a site at the northern side elevation, to the rear of the dwelling beyond the existing patio. The extension will be constructed from white render and horizontal timber cladding. The roofs will be constructed from grey interlocking pantiles, with black roof felt for the front and rear single storey extension elements.

SITE DESCRIPTION

The site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by dwellings of varying ages and designs. The site is in Environment Agency Flood Zone 3, and is not subject to raised hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. A Flood Risk Assessment is mandatory for this development as the extension is for a ground floor annexe in Flood Zone 3.

RELEVANT HISTORY

None

CONSULTATION RESPONSES

South Holland District Council - Environmental Protection

No objections.

Environment Agency

"The proposal can be classified as 'minor development' in relation to flood risk. It was therefore not necessary to consult us."

PLANNING CONSIDERATIONS

Principle of development

The proposed annexe is for a family member and will form part of an extended property in an existing small line of dwellings. 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 when assessed against the existing dwelling and surrounding environment. The plans shows an existing mature hedge to be trimmed back or removed. Whilst it is preferable that the hedge is retained, the hedge is not substantive and does not form a major feature of the property.

2. The design is in keeping with that of the existing dwelling and the orientation is appropriate for both the owners and the annexe occupant.

3. The extension will be constructed from white render and horizontal timber cladding. The roofs will be constructed from grey interlocking pantiles, with black roof felt for the front and rear single storey extension elements. These materials are in keeping with those of the existing dwelling.

4. The existing access is not being altered. There is space for three cars to the side and front of the site, with a further two spaces beyond the side elevation gate to the south of the dwelling.

5. The capacity of existing community services and infrastructure is not impacted by this proposal.

6. There is not considered to be a material increase in noise, odour or disturbance as a result of this proposal. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to constitute overdevelopment. There is ample amenity space to the rear of the site.

Overlooking - There is not considered to be an increase in overlooking as a result of the proposal. The western front elevation windows face the roads and arable fields beyond. The northern side elevation windows face a boundary hedge with arable fields beyond. The eastern rear elevation windows directly face the rear garden of the property with existing first floor windows closer to Lareen to the south. The southern side elevation windows and door that serve the annexe face the frontage driveway of the property and the frontage driveway of Lareen. These driveways are publicly visible from Wargate Field Lane and the annexe door is not considered to provide a material overlooking aspect, given that the door and windows solely serve a small hallway, which is not a habitable room.

Overshadowing - There is not considered to be an overshadowing impact from the proposal. The extension is not higher than the existing roof line and is sited to the north of the adjacent dwelling. As the sun traverses the sky on a southerly trajectory not shadows will be cast on the neighbouring property.

7. The site is in Environment Agency Flood Zone 3, and is not subject to raised hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. A Flood Risk Assessment is mandatory for this development as the extension is for a ground floor annexe in Flood Zone 3.

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. The size, scale and layout is considered to be acceptable when assessed against the existing dwelling and surrounding environment. The plans shows an existing mature hedge to be trimmed back or removed. Whilst it is preferable that the hedge is retained, the hedge is not substantive and does not form a major feature of the property. A sense of place is not considered to be impacted by this proposal.

4. The dwelling is outside of defined settlement limits and in planning terms is designated as being located in the 'open countryside'. The site is served by a footpath but it does not continue into the settlement of Gosberton.

5. Ample space remains on site for the storage of bicycles and bins. The existing access is not being altered. There is space for three cars to the side and front of the site, with a further two spaces beyond the side elevation gate to the south of the dwelling.

11. There is not considered to be a material increase in noise, odour or disturbance as a result of this proposal. With regard to visual intrusion the following can be observed:

Overdevelopment - The proposal is not considered to constitute overdevelopment. There is ample amenity space to the rear of the site.

Overlooking - There is not considered to be an increase in overlooking as a result of the proposal. The western front elevation windows face the roads and arable fields beyond. The northern side elevation windows face a boundary hedge with arable fields beyond. The eastern rear elevation windows directly face the rear garden of the property with existing first floor windows closer to Lareen to the south. The southern side elevation windows and door that serve the annexe face the frontage driveway of the property and the frontage driveway of Lareen. These driveways are publicly visible from Wargate Field Lane and the annexe door is not considered to provide a material overlooking aspect, given that the door and windows solely serve a small hallway, which is not a habitable room.

Overshadowing - There is not considered to be an overshadowing impact from the proposal. The extension is not higher than the existing roof line and is sited to the north of the adjacent dwelling.

As the sun traverses the sky on a southerly trajectory not shadows will be cast on the neighbouring property.

12. The site is in Environment Agency Flood Zone 3, and is not subject to raised hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. A Flood Risk Assessment is mandatory for this development as the extension is for a ground floor annexe in Flood Zone 3.

This application is considered to accord with SELLP Policy 3.

PLANNING BALANCE

It is considered that the proposed domestic and annexe can be accommodated on site without materially impacting the character or amenity of the surrounding area. This is due to the design and materials of construction. The application is considered to accord with Policies 1, 2, 3 and 4 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.