DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0955-20**	**Applicant:**	**Fen House Dental Practice**
Proposal:	Replace existing UPVC entrance lobby with white UPVC entrance and waiting room		
Location:	Dental Practice 42 - 44 High Street Gosberton		
Terminal Date:	29th December 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
07	Improving South East Lincolnshire's Employment Land Portfolio
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Sections 12 and 16 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	1	0	0

CASE OFFICER ASSESSMENT

Proposal

This planning application is for the replacement of an existing UPVC side entrance lobby with another similar, but significantly larger UPVC unit with a Hipped-pitch roof.

Site Description

The proposal site sits upon High Street, Gosberton which forms the most prominent route through the centre of the village and the main portion of the Gosberton Conservation Area (GCA), Whilst there are no buildings in the immediate vicinity which are considered to be heritage assets, this portion of the GCA is so prominent and central that it must be considered integral to the overall character of the GCA at large. The proposal site itself is a fairly unremarkable C19th semi-detached cottage, now dental practice.

The wider setting and characterisation of this immediate area is that of a mix of C19th and 20th residential development of various styles and sizes.

History

H08-0715-06

Change of use to Dental Surgery. Approved on 14-07-06

Consultation Responses

Gosberton Parish Council

No Comment.

Cllr Walsh - Ward Member

Supports the application

Planning Considerations

Principle of development

As an extension to an existing business, this application falls under the controls of Policy 7 of the South East Lincolnshire Local Plan (2019). The proposal does not conflict with neighbouring uses, will have only a minimal / negligible impact upon the visual qualities of the area, is in keeping with the general character of the immediate area, makes no impact upon the highway or other employment sites, does not alter the site's relationship with vehicle users, and is proposed to fit a pre-existing, successful business. Because of the above, this application is deemed to be in accordance with Policy 7 of the South East Lincolnshire Local Plan (2019). Therefore, the principle of development is acceptable.

Design and Layout

The Local Planning Authority seeks no amendment to the design or layout of the proposal. The design is considered to be faily standard of a mock-Victorian Conservatory, featuring appreciated details such as Crestings and Fineals. Overall the design is considered to be appropriate to the setting and fairly standard for such developments.

The proposed layout is deemed to be acceptable to suit the proposed entrance hall usage.

Heritage Impact

The Local Planning Authority does not consider there to be any risk to the value or significance in the form of the Gosberton Conservation Area. This is because, whilst the proposal does include the introduction of UPVC in the site, UPVC already exists in significant quantities in the immediate area and the plot itself. Futhermore, the proposed structure simply replaces a pre-existing, similar unit and moreover, this proposal would not be at all visible from the public realm, meaning that it shall have no impact upon the site as appreciated from public views. Because of the above, this proposal is considered to have a neutral impact and therefore, helps to conserve the historic environment.

Planning Balance

The proposed structure is of a non-traditional material (UPVC) in the Conservation Area. However, the overall material phasing of the site already includes UPVC and furthermore this proposed structure would not be visible within public elements of the GCA and therefore will have no impact upon its public appreciation.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with Policies 1, 2, 3, 7 and 29 of the South East Lincolnshire Local Plan (2019) as well as sections 12 and 16 of the National Planning Policy Framework (2019). Therefore, 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.