DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0158-21**	**Applicant:**	**Mr & Mrs A Murfet**
Proposal:	Two single storey side extensions , internal alterations and workshop building.		
Location:	Berenice Nutts Lane Holbeach St Johns		
Terminal Date:	13th April 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 two single storey side extensions, internal alterations and workshop building to the property known as Berenice at Nutts Lane, Holbeach St Johns, Spalding

Site Description

The property lies on the open countryside. It is approximately 750 south of Whaplode St Catherine and 1.06km north-west of Holbeach St Johns.

The site is a corner plot abutting the highway junction between Nutts Lane and a rural track that leads to Cranesgate South further to the west. A few further properties comprising modern dwellings or old farmhouses with barns are scattered across the road and nearby. The agricultural fields are mostly untreated on their boundaries, thereby the openness of the landscape.

Berenice is a gable pitched bungalow, probably built circa 1970s. The land between the building and the roads is grassed and has a more domestic appearance. The property benefits from a driveway. Arable land extends largely and buffers the application site. There is no mean of enclosure nor soft landscaping obscuring views onto the site.

History

None.

Consultation Responses

None.

Planning Considerations

The site is out of the boundaries for any urban settlement as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy the principle of developing extensions 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.

Two extensions are proposed to each side wall of the bungalow. The enlargement from the southern wall would protrude 4.72 metres whereas the other protrusion from the northern wall would project 7.42 metres outwards. None of the extensions would exceed the depth of the bungalow and their height would not be as much as the existing ridge height. The proposals would increase significantly the footprint of the current bungalow but they would appear subservient to it in terms of scale, mass and bulk.

A detached outbuilding would be erected near the track and used for workshop. Having regard to its dimensions, the ancillary building would appear proportionate to the ungalow including the proposed extensions.

Internally, the northern extension would host a double garage and utility room/toilet and the southern enlargement would allow the householder to benefit from an additional bedroom and larger living room.
Other proposals would entail laying gravel to form a driveway between the bungalow and the workshop, and slabbed pavement for a patio to the rear of the dwelling. The existing drive area would remain.

The materials schedule is such that proposed materials would match those existing in the bungalow. Even, some of the roof tiles for the workshop would be reclaimed from the bungalow. The UPCV colour of the new openings would be different but this is not considered to lead to some imbalance or odd appearance to the whole development. Overall, the intended works would clearly upgrade the design standards of the property as it stands.

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.

Bernice has no immediate adjoining property. Therefore, the proposals would have null effect onto 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. Two spaces for dwellings with up to 3 bedrooms should be provided within the curtilage. A garage can count as one space if it is 2.6m x 5.6m internal width.

The additional drive area is such that two motor vehicles can be easily accommodate within the curtilage. In light of the internal dimensions, only space could be also provided inside the garage. The driveway has a turning point which would allow motor vehicles to egress the site in a 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 conditions of the householders.

The scale and height of the development is clearly subservient to the host property. The proposed materials would blend the development with the current fabric of the building. No residential amenity would be harmed in view of the lack of other residents living in the immediacy of the property. There would be appropriate provision for car parking in line with the local parking standards.

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 and 3 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.