

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0480-20 **Applicant:** Mr S Sillwood
Proposal: Two storey extension & detached garage/carport/store
Location: Rosemead Stotons Gate Holbeach
Terminal Date: 21st August 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 15. Conserving and enhancing the natural environment

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for two storey extension &

detached garage/carport/store.

There are also other associated works such as creation of driveway, removal of trees and new boundary treatment.

Site Description

The site was a former small agricultural holding comprising the farmhouse and barns to the south-west. It constitutes the only form of development in the vicinity. Stoton Gate is a nearly 2km long unmetalled adopted road across the Fenland flat open fields. The countryside lane is linked with Joys Bank (south) and Ravens Bank (north). The built-up area of Holbeach St Johns is approximately 560 metres to the south-west.

Rosemead is an old two-storey farmhouse. The site is heavily screened by a mature hedgerow of trees and planting onto Stoton Gate. An area of overgrown vegetation is to the south of the house abutting the site boundary. Further hedge is on the western (rear) boundary. Mature trees surround the house, especially to the rear of the building. A cluster of barns forming an L shape are roughly 60 metres to the south-west of the dwelling in adjacent land. All buildings are vacant and in state of disrepair. The barns benefit from extant permission for conversion to dwellinghouse via Appeal Decision (ref. APP/A2525/W/19/322346).

History

H09-0797-18 - Proposed vehicular access - Approved

Consultation Responses

LLC Highways/SUDS Authority

No objection.

One informative note to add should permission be granted.

County Historic Environment Officer

No objection.

It is noted that the group as a whole (Rosemead house and barns) could be considered a non-designated heritage asset. The unmodernised nature of the house, means that it preserves much of its original detailing and character, which has often been lost nearby, which adds to its significance. The barns might be probably dated early-mid 19th century or earlier whereas the house is likely to be late 19th century or early 20th century (definitely pre-WWI).

SHDC Tree Conservation Officer

No objection.

Should the application be approved, permission shall be subject to the follow conditions:

- Mixed species hedgerows should be retained
- All trees/ hedgerows to be retained in the area affected by construction works, or the storage of building materials, should be protected before the site is disturbed as in British Standard 5837:2012,
- The soil level should not be changed within the Root Protection Area of the trees/hedgerows to be retained
- Request of a protected species survey prior to any structural alterations/ demolition of roofed structures

Advice will be given via informative notes:

- The retention of the variegated holly should be encouraged if it could possibly be worked around
- Encouragement of the severing of ivy from the trunks of trees to be retained
- The soil level should not be changed within the Root Protection Area of the trees/hedgerows to be retained.
- Should the driveway come within the Root Protection Area of a tree to be retained, 'no dig'

construction would be employed.

Planning Considerations

Principle of development

The site is out the settlement boundaries of Holbeach St Johns on land designated as countryside following the South East Lincolnshire Local Plan (SELLP), 2019. However, the principle of developing house extension and one detached garage/carport/store which are incidental to the enjoyment of a dwelling house is acceptable.

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 key material considerations are addressed below.

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; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

1. House extension and floor layout

There is a boarded lean-to on the southern elevation of the house as well as one further across the width of the original rear wall of the building. The demolition of both extensions is one of the proposed works to release floorspace for the development and overall upgrade the appearance of the building.

The footprint of the intended extension will extend 6.9 metres from the rear wall of existing living at its furthest point. It will exceed approximately 1.30 metres from the kitchen wall facing rear. The width will extend insofar as the footprint joins the existing southern house wall. The development will be two-storey. The apex height will be amount 6.4 metres and the eaves will be 5.25 metres high. Having also regard to the dimensions of the house, it is concluded that the extension will appear subservient to the host property in terms of scale, mass and bulk.

Internally, the purpose of the extension is to increase floorspace for creating a new utility room, store and toilet on the ground floor level and one additional bedroom on the first floor level. Internal alterations are also proposed. The existing pantry will be removed to create a large kitchen. In addition to the reposition of a partition, one of the rear bedrooms will be converted into a bathroom and the other bedroom will remain in slightly smaller size. These alterations are deemed acceptable for providing a new internal distribution which will meet the functional needs of the future occupiers.

A gable roof will be on top of the extension replicating the adjoining two-storey element on the rear elevation albeit marginally shorter in height. Buff facing brickwork matching the existing will be applied on the ground floor walls of the extension whereas Western red cedar feather edge untreated cladding is proposed on the first floor walls. The roof tiles will be natural slate matching those existing in the old farmhouse. The proposed opening on the ground floor will be in keeping with the detailing of current windows. Although the 4 pane layout is replicated, no further details of the first-floor window on the southern side elevation have been provided. Given the historic interest of the building, it is recommended to add a condition to ensure this window will be of sash style in line with the remainder of windows across all elevations.

A Juliette balcony with glass balustrade will be created on the first-floor level of the northern side elevation of the house. In addition to the aforementioned cladding, this element will clearly deliver a contemporary appearance to the entire dwellinghouse. It is considered that the proposed design and layout will interestingly blend with the rural appearance of the house without any adverse effect. The untreated aspect of the cladding will relate well with the buff brickwork and the Juliette balcony will not appear unacceptably at odds with the other elements. The County Historic Environment

Officer has acknowledged the heritage significance of the building and raised no objection to the proposals.

2. Outbuilding

The proposed outbuilding will be located near the rear corner of the site. It will be 13.15 metres wide, 6.1 metres deep and 5 metres in height. By reason of dimensions, the footprint of this ancillary development will be clearly comparable to the main house itself. However, the site area is sizeable and such building could be easily accommodated without constituting a cramped form of development within the site.

The garage will be able to host two cars. A car port and store are the adjacent rooms to the garage. Oak posts and beams will be combined with timber effect garage doors. The roof tiles and cladding will be matching those of the house extension.

3. Site layout

Policy 28 of SELLP (2019) sets out that new development should consider its impact on, and its potential to contribute to, maintaining or enhancing biodiversity both on-site and within their locality. Section 2 of this policy make reference to nationally or locally-designated sites and protected or priority habitats and species. It establishes that development proposals that would directly or indirectly adversely affect these assets will not be permitted unless:

- i. there are no alternative sites that would cause less or no harm; and
- ii. the benefits of the development at the proposed site, clearly outweigh the adverse impacts on the features of the site and the wider network of natural habitats; and
- iii. suitable prevention, mitigation and compensation measures are provided.

Some trees on the application site will be removed in order to ease the development of the extension and driveway. SHDC Tree Conservation has been consulted and raised no objection against the proposed works. It is though recommended to grant permission subject to some conditions.

It is acknowledged the significance of the mixed species hedgerows to the natural environment of the locality, thereby their retention shall be ensured. The trees to retain shall be protected under British Standard 5837:2012 prior to the commencement of works. In the interest of preserving the likely bat nesting, a protected species survey should be submitted and subsequently approved prior to any structural alterations/ demolition of the house roof. In conclusion, the proposals will be in principle acceptable in keeping with the natural environment of the setting providing that subsequent assessment will be carried out.

A 1.2 metres Lincolnshire rail and post fence will be erect on the southern (side) and western (rear) boundaries of the site. No alterations have been proposed for the existing mix of hedge and bushes. In line with the SHDC Tree Conservation Officer, the retention of this planting shall be ensure via planning condition.

In view of the above, the proposed development is deemed acceptable on the grounds of biodiversity and accords with Policy 28 of SELLP, 2019.

With regards to the boundary treatment and surface treatment, a driveway will be formed stemming from the vehicular access approved under H09-0797-18. The track will be laid in gravel. A one panel 5 bar gate will be installed on the entrance at the front boundary of the site. As the driveway approaches the garage, a rectangular nearly 140 square metres gravelled area will widen to the front of the outbuilding. 3 car spaces have been marked on the proposed block plan although further motor vehicles could be parked outdoors.

In summary, the scale and height of the proposed development will be commensurate with the existing house. The resulting appearance of both the extension and outbuilding will be sympathetic with the historic significance of Rosemead as well as the rural character of the wider area. The proposed site layout will not be detrimental to the residential use of the site neither the natural assets of the vicinity. For these reasons, the proposal comply with the aforementioned policies concerning design, layout, impact upon the natural environment and character of the local area.

Residential amenity

Should the barns in adjacent land be eventually converted into dwelling, the proposed first-floor window on the southern side elevation of Rosemead will not create any overlooking effect. The neighbouring old farm buildings are around 60 metres away and across the land to the south-west. At such distance and angle, no overlooking will occur.

The outbuilding will be 3 metres set back from the southern boundary and has a closer relationship with the barns by reason of position. Notwithstanding this, the farm building will stand further away from the intended outbuilding and the upper gable wall might be solely perceived from the barn.

The detached garage is positioned near the south-western boundary of the site. The adjacent land is vacant. In any case, no overlooking would occur since there is no opening facing south-west and the upper side of the building will be mainly a roof slope. No overlooking would occur through two little garage windows having also regard to the hedge which obscure views on this part of the site.

Therefore, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Highway safety and parking provision

The proposals will not entail the increase of bedrooms, thereby no impact on the car parking provision required. In any case, the current driveway is spacious enough to accommodate three cars which is the highest number of the minimum requirements for car parking provision as per Appendix 6 of SELLP, 2019.

Although the proposed drive for the new garage is private, the County Highways Authority have been consulted and have not raised any objections. The layout and surface of the drive appear sufficiently adequate to serve access to the proposed garage from the existing driveway.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019 as well as Section 12 and 15 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning 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.