

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0570-19 **Applicant:** Mr Seaman
Proposal: Proposed extension and alterations
Location: Hurnfield Hurn Bank Holbeach Hurn
Terminal Date: 1st August 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed extension and alterations at Hurnfield, Hurn Bank, Holbeach Hurn, Holbeach. Hurnfield is a two-storey dwelling within a former agricultural/horticultural holding. The proposed extensions would be two-storey to the front and also to the eastern side of the house.

Site Description

The site is out of the settlement boundaries of Holbeach Hurn as per Inset Map 45 of the South East Lincolnshire Local Plan, 2019. It is part of ribbon development on the northern side of Hurn Bank that provides access to the hamlet from/to the west. A well-defined and compact frontage comprising only residential plots is to the east in contrast with long-stretched spacious sites to the west which were formerly horticultural/agricultural holdings.

Hurn Bank bounds the site to the south. There is a steep slope between this lane and the application site. The driveway runs next to the eastern boundary of the site and the house stands approximately 14 metres to the west.

The front elevation of the property is south facing onto a sizeable grassed garden. Leafy trees and shrubs obscure views of the site from Hurn Bank. To the rear, there is a parking area in gravel with two outbuildings. An equestrian riding arena is adjacent to the west of the house.

History

H09-0115-18 - Change of use to private equestrian use and proposed equestrian riding arena for private use - Approved

H09-0220-16 - Proposed new access and associated road - Approved

H09-0041-13 - Retention of dwelling without complying with agricultural habitation clause (Condition 2 of EE237-73 and condition 3 of EE41-73) - Approved

Consultation Responses

County Historic Environment Officer

No archaeological impact

Planning Considerations

Layout and design

The purpose of the development is to increase internal floorspace for accommodating a large combined lounge/dining/kitchen and a hall downstairs as well as one ensuite master bedroom upstairs. The total number of bedrooms would remain at 4. Given the scale and use of the host property, the purpose of the development is deemed to be acceptable.

The proposed front extension would protrude approximately 8.30 metres and would be as high as the existing building. The eastern side extension would project 3 metres outward and the ridge would marginally fall below the ridgeline of the existing dwelling. Having regard to the dimensions of the house, it is concluded that the proposed development would be subservient to the host property in terms of scale, mass and bulk.

The existing gable roof would be enlarged to cover the front extension. The side extension would be a two-storey element with its own gable roof. In doing so, a cross gable roof would be formed on top of the entire building which would not differ materially from the existing roof design.

With regards to the proposed materials, concrete interlocking tiles would be replaced for Sandtoft Rivius Antique Slate. There would be no longer traditional facing brickwork as the house would be wholly covered with timber cladding. Grey UPVC would be used for the fenestration. In conjunction with two-storey gable window filling most of the front of the side extension, the resulting appearance of the development would be contemporary although it would not necessarily detract from the rural character of the area. However, the appearance and properties of the timber cladding are unknown at this stage. A planning condition should be added requiring further details and subsequent approval prior to the commencement of the development.

Impact upon residential amenity

Hurnfield sits in a large site. The separation distances with the site boundaries would be reasonably long. Burbank House is the nearest adjacent property to the east but it is far away from Hurnfield.

Given that the bulk of the extensions would be commensurate with the property, no visual impact and no overlooking effect through windows would be existent.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore 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.