DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1223-19**	**Applicant:**	**Mr & Mrs D Woods**
Proposal:	Proposed first and ground floor side/front extensions, including internal alterations to existing dwelling		
Location:	Burbank House Hurn Bank Holbeach Hurn		
Terminal Date:	13th March 2020		

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	1	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 that seeks permission for proposed first and ground floor side/front extensions, including internal alterations to existing dwelling at Burbank House, Hurn Bank, Holbeach Hurn, Spalding.

The development comprises three house extensions:

-First-floor extension over the existing single-storey garage at the western part of the house
-Front extension by setting forward partial front wall to create canopy
-Replacement of conservatory on the eastern side elevation for creating single-storey extension.

Other alterations are internal and refer to wall demolition, erection of new walls and removal/alteration of openings.

Site Description

The site is part of ribbon development on Hurn Bank extending from the core of the settlement of Holbeach Hurn to the east. The pattern of development is characterised by detached residential properties within fairly narrow sites in terms of depth. The dwellinghouses sit on significantly lower land in relation to ground level of the countryside lane. The limited built environment on this part of Hurn Bank is immediately surrounded by flat agricultural fields.

The site access lies on a steep slope which is shared with the occupiers of Hurnfield to the west. The site is mostly grassed. The property is a modern two-storey house including a large gable pitched single-storey element and a conservatory.

History

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

H09-0733-03 - Erection of additional garage with additional bedroom and en-suite bathroom on first floor - Approved

H09-0006-91 - Erection of a detached house and garage - Approved

Consultation Responses

Holbeach Parish Council

No objection.

County Historic Environment Officer

No objection.

Planning Considerations

Principle of development

The site lies in the countryside, out of the settlement boundaries of Holbeach Hurn, as per the South East Lincolnshire Local Plan (SELLP), 2019. Thus, the principle of development on the proposed site should accord with the countryside section of Policy 1 of SELLP which state the following: "In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits".

However, the proposals consist of house extensions and alterations which are necessary to increase the amount of floorspace of this house and cannot be located elsewhere within urban settlements by reason of nature. Therefore, the principle of development of these proposals is acceptable in the application site.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 established that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting, among other considerations. 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 as per Policy 2 of the SELLP.

Internally, the garage would be replaced for further floorspace mostly for an enlarged kitchen. The reception room would be marginally enlarged. The first floor extensions would gain further floorspace to create an additional bedroom which would be ensuite master.

The first-floor extension would be as high as the existing ridgeline. The height of single-storey extension would be 1.15 metre higher than the current conservatory but still appears subservient to the house. The front extension to form canopy would be kept at minimum in terms of height and scale. Given the size of the site/surrounding curtilage, it is considered that the proposed extensions would not appear out of place and would be acceptable in terms of size and scale.

A gable pitch element would be formed at the front of the first-floor extension being tantamount to the other two gable pitches on the principal elevation of the house. The openings on the external walls would replicate the detailing and layout of those on the same elevation. For instance, brick solider course lintel would be provided on top of new windows on front and side (western) elevations. The single-storey side extension would have gable windows facing the garden. This part of the development would keep the function of conservatory for further enjoyment of daylight and views onto the garden.

Facing brickwork, roof tiles and materials in windows, doors, and fascia and rainwater goods would match those existing in the property. Thus, the visual amenity would not result adversely affected because of the proposals.

In view of the above, the design and layout of the development would respect the scale, height and appearance of the property and would not be at odds with the rural setting of the surroundings. Overall, the proposals comply with the aforementioned policies.

Residential amenity

There would be a separation distance of approximately 52.50 metres between the first-floor extension and Hurnfield to the west; and 138.50 metres between the single-storey side extension and Lowlands to the east.

At such distance, the extension would create no harmful impact upon the amenity standards of the occupiers of the nearest dwellinghouses. Neither overlooking nor overbearing nor overshadowing could occur. 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).

Car parking provision

Appendix 6 of SELLP sets out minimum requirements for parking provision. 3 no. spaces for dwellings with 4 or more bedrooms are at least required for new housing development. The dwelling would have 4 bedrooms should the proposed works be carried out.

The proposed site layout shows no car park spaces. However, it is confirmed that there is plenty of space between the site access and the house to accommodate such number of car parking spaces. Thus, the proposal would ensure minimum car parking provision for the occupiers of the property as set out in the Local Plan.

Conclusion

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