DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-1064-19**	**Applicant:**	**Miss J Davis**
Proposal:	Renovation and extensions		
Location:	Gladstone Cottage Cockbourn Fen Dike Sutton St James		
Terminal Date:	10th January 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
22	Replacement Dwellings in the Countryside

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This application is for full planning permission for renovation and extension to Gladstone Cottage, Cockbourn Fen Dyke, Sutton St James. This work also is inclusive of demolition of the existing Eastern extension and associated uPVC conservatory and Western metal-frame conservatory. Both the extant extensions are to be replaced with single storey brick built, rendered extensions.

The western extension is proposed as a sun room and will have a footprint of 3.740m (W) x 3.215m (D). It is proposed that this would feature French doors to the west, windows to the north and south elevations and a mono-pitch roof including a roof window.

The Eastern extension is proposed as a large kitchen/dining room with a footprint of 5.990m (W) x 3.890m (D), with dual-pitched roof with roof window in the southern pitch, northern French doors and windows on both north and south elevations.

All proposed windows will feature brick arch and keystone, to match window openings on the extant building.

The renovations will include replacement of roof, new windows in current window openings and new render.

Site Description

The site is in open countryside, outside of the defined settlement boundary. The area is characterised largely by open fields, but Cockbourn Fen Dyke can be characterised as featuring several built up areas and ribbon development. The property appears significantly dilapidated, with broken windows, damaged render and significant overgrowth of the site and up the building. However, the site's most recent full-time residential use does not appear to have been significantly long ago.

History

None relevant

Consultation Responses.

Local residents

The proposals will have a positive impact upon the building.

Long Sutton Parish Council

No observations or objections

Planning Considerations

Principle of Development

Whilst the building is outside of the defined settlement boundary and does appear to have been subject to a period without full-time residence, the property is still in a condition that is suitable for intervention to restore the property. Due to this, the property cannot be considered to have lost its C3 use class and does not require full demolition, so the works cannot be considered a replacement dwelling under Policy 22 of the South East Lincolnshire Local Plan (SELLP) (2019). As such, the principle of development should be considered acceptable under policy 1, 2 and 3 of the SELLP and section 12 of the NPPF.

Design and Layout

The Local Planning Authority does not seek any amendment to the design or layout of the proposals. It is positive to see the restoration of an unused residential property in the countryside and the design is deemed appropriate to the site and the area at large, featuring sympathetic design details such as brick arches and a small scale to ensure that the existing property retains its character and is not dwarfed by new-build elements. Additionally, The layout of the proposals is suitable for the property's use as a dwelling, and the addition of a larger kitchen and the sun room will help to bring the property back into residential use.

Conclusion

For the reasons listed above, it is determined that this application is in accordance with policies 1, 2, 3 and 22 of the South East Lincolnshire Local Plan (2019) and Section 12 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.