DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0025-22**	**Applicant:**	**Mr A Brightey**
Proposal:	Rear single storey extension and detached outbuilding comprising gym to ground floor and office to first floor		
Location:	Park Farm Cottage Dozens Bank West Pinchbeck		
Terminal Date:	16th March 2022		

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 2021

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 application at Park Farm Cottage, Dozens Bank, West Pinchbeck for a rear single storey extension and a detached outbuilding comprising a gym to ground floor and an office to first floor. The proposal seeks to provide an rear extension to the cottage that projects 7.75 metres from the original rear elevation wall and is 7.1 metres in width. The eaves height is 2.5 metres and the ridge height is 3.35 metres. Doors and fenestration will be sited in each elevation, with four rooflights on each side of the pitched roof. The extension will be sited 35.5 metres from the eastern elevation and 48.1 metres from the southern elevation. Proposed materials are brick to match the existing and grey tile, with exact details to be addressed via condition.

The proposed detached outbuilding will contain a gym and wc at ground floor level with an office at first floor level. The gym will be served by a southern glass double door, a northern elevation wc window, and an eastern elevation four panel window. At first floor level four 1.8 metre high rooflights will be sited on the southern elevation, with three panel windows on both the eastern and western elevations. The rear elevation is devoid of fenestration at first floor level. The proposed detached outbuilding will be sited 4.18 metres from the northern boundary, 17.13 metres from the western boundary and 35 metres from the eastern boundary. The detached outbuilding will be brick and tiles to match the existing dwelling.

SITE DESCRIPTION

The site is outside of defined settlement limits, and the surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and designs. Established hedging approximately 3 metres in height is located on the northern, western and southern boundaries. Headland House is 60 metres to the south from the single storey extension. Model Farm is 77 metres to the south-west of the outbuilding. Rosecott Farm is 131 metres to the north of the outbuilding, with Southfields 127 metres to the north-west. The site is in Environment Agency Flood Zone 3, and partially in a "danger for most" hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

H14-0333-07

Full - Temporary siting of storage container and two caravans, proposed extension, double garage and new vehicular access - Approved - 11 June 2007.

H14-0280-08

Full - Proposed detached double garage and new vehicular access - Approved - 08 April 2008.

H14-0107-10

Full - Proposed detached garage/store - Refused - 07 April 2010.

H14-0076-12

Full - Proposed timber shed extension to garage - Approved - 06 March 2012.

H14-0421-12

Full - Front garden gate (retrospective) - Refused - 29 June 2012.

CONSULTATION RESPONSES

No consultation responses.

PLANNING CONSIDERATIONS

Principle of development

This application is for residential developments on residential land. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout of the proposed extension and curtilage building is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area will not be impacted by the proposed works.

2. The design of the curtilage building will seek to reflect that the existing dwelling and the proposed rear extension, not visible from the highway, will not impact upon the traditional Fenland cottage

frontage.

3. The detached outbuilding will be brick and tiles to match the existing dwelling. Proposed materials of the rear extension are brick to match the existing and grey tile, with exact details to be addressed via condition.

4. The access points are not being altered and there is a sizeable gravelled parking area to the north east of the dwelling which can accommodate in excess of the minimum of three off road parking spaces for dwellings with four bedrooms or greater under Appendix 6 of the South East Lincolnshire Local Plan.

5. Existing community services and infrastructure will not be impacted by this proposal.

6. There is not considered to be a noise, odour or disturbance impact from this proposal. With regard to visual intrusion, established hedging approximately 3 metres in height is located on the northern, western and southern boundaries. Headland House is 60 metres to the south from the single storey extension. Model Farm is 77 metres to the south-west of the outbuilding. Rosecott Farm is 131 metres to the north of the outbuilding, with Southfields 127 metres to the north-west. Given the separation distances involved there is not considered to be an overdevelopment, overshadowing, overbearing or overlooking impact from the proposed extension and outbuilding.

7. The site is in Environment Agency Flood Zone 3, and partially in a "danger for most" hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. Given that the proposed outbuilding is not intended for living accommodation there is not a requirement to raise finished floor levels to address potential flood depths.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not considered to be impacted by this proposal, by virtue of the proposed designs and the existing three metre high boundary hedging. The size, scale and layout of the proposed extension and curtilage building is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area will not be impacted by the proposed works.

5. There is ample room on site for cycle and bin storage. There is a sizeable gravelled parking area to the north east of the dwelling which can accommodate in excess of the minimum of three off road parking spaces for dwellings with four bedrooms or greater under Appendix 6 of the South East Lincolnshire Local Plan.

11. There is not considered to be a noise, odour or disturbance impact from this proposal. With regard to visual intrusion, established hedging approximately 3 metres in height is located on the northern, western and southern boundaries. Headland House is 60 metres to the south from the single storey extension. Model Farm is 77 metres to the south-west of the outbuilding. Rosecott Farm is 131 metres to the north of the outbuilding, with Southfields 127 metres to the north-west. Given the separation distances involved there is not considered to be an overdevelopment, overshadowing, overbearing or overlooking impact from the proposed extension and outbuilding.

12. The site is in Environment Agency Flood Zone 3, and partially in a "danger for most" hazard area, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. Given that the proposed outbuilding is not intended for living accommodation there is not a requirement to raise finished floor levels to address potential flood depths.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered by virtue of the proposed design, the existing boundary treatment and the distance to neighbouring properties, there is not considered to be a material impact on the character and amenity of the surrounding area. This application therefore accords with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy

Framework, 2021.

CONCLUSION

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.