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| DECISION DELEGATED TO HEAD OF PLANNING |
|----------------------------------------|

|                 |                                                        |            |             |
|-----------------|--------------------------------------------------------|------------|-------------|
| Application No: | H14-0200-23                                            | Applicant: | Mr T Rogers |
| Proposal:       | Alterations, extension and widening of existing access |            |             |
| Location:       | The Old Farmhouse Money Bridge Lane Pinchbeck          |            |             |
| Terminal Date:  | 1st June 2023                                          |            |             |

#### Planning Policies

**South East Lincolnshire Local Plan - Adopted: March 2019**

|            |                           |
|------------|---------------------------|
| 01         | Spatial Strategy          |
| 02         | Development Management    |
| 03         | Design of New Development |
| 36         | Vehicle and Cycle Parking |
| APPENDIX 6 | Parking Standards         |

**National Guidance****National Planning Policy Framework 2021**

Section 12- Achieving well-designed places.

**Representations:**

|                                      | Object | Support | No Obj. | Comments |
|--------------------------------------|--------|---------|---------|----------|
| PARISH COUNCIL                       | 0      | 1       | 0       | 0        |
| WARD MEMBER                          | 0      | 0       | 0       | 1        |
| HIGHWAYS & SUDS SUPPORT              | 0      | 0       | 0       | 1        |
| BLACK SLUICE INTERNAL DRAINAGE BOARD | 0      | 0       | 0       | 1        |
| RESIDENTS                            | 2      | 0       | 0       | 0        |

## **CASE OFFICER ASSESSMENT**

### **Proposal**

This is a full planning application, seeking permission for a proposed two storey rear extension and first floor side extension along with the widening of the existing access at The Old Farmhouse, Money Bridge Lane, Pinchbeck.

### **Site Description**

The application site is a detached two storey dwelling located within a rural location on Money Bridge Lane in Pinchbeck. The dwelling is located within a large plot of land has agricultural land to the east and south that is under the applicant's ownership, with neighbouring properties to the north and west. The property has a gated entrance, with a large, gravelled driveway that continues to the rear.

### **History**

H14-0565-99 - Extension to dwelling - Approved

H14-1400-05 - Conversion of outbuilding to create a dwelling - Refused

### **Consultation Responses**

#### **LCC Highways/SUDS**

Recommendation: Approve with conditions

#### **Pinchbeck Parish Council**

Pinchbeck Parish Council supports this application

#### **Ward Member Cllr E J Sneath**

Regarding the extension, that is not a problem, my only concerns are that the relevant Drainage Board has not been asked to give comments and advice on the application to pipe and fill 2 sections of drain at the front of the property which must be done to their standards. I am also unsure why a domestic property needs to widen its access to such an extent.

#### **Black Sluice Internal Drainage Board**

The Board has received the above planning application and has the following comments:

#### **Rainfall Runoff**

It is understood that the applicant intends to discharge surface water via soakaways. If this is the case, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable for the site should be submitted to the local planning authority for their approval.

Should soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site. Discharge to any watercourse will require prior written consent from the Board.

#### **Disposal of Foul or Dirty Water**

It is understood that the applicant intends to dispose of foul water to a septic tank. If this is the case, then any overflow discharge should be to a soakaway only, which should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways are suitable should be submitted to the local planning authority for their approval.

#### **Public**

-Concerns regarding the widening of the access

- This suggests heavier usage and will encourage expansion of business
- Money Bridge Lane was not built for heavy traffic
- There are already problems that don't need adding too
- Often congestion
- This is a farming area not a commercial one
- The access is already wide enough
- It seems clear owner has intentions to start yet another business next door.

## **Planning Considerations**

### Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 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.

The proposal comprises of a two storey rear extension and first floor side extension. The two storey rear extension has been designed to consist of a dual pitched roof and would project from the rear elevation by 4.2m. The upper floor of the rear extension will include a Juliet balcony. The proposed first floor extension has also been designed to consist of a dual pitched roof and would be located above the existing flat roof element on the south elevation.

The proposal also comprises materials that would match those of the host dwelling, or be similar in appearance, outlining within the proposed plans that the proposed extensions would be constructed using light grey render to the ground floor and composite horizontal cladding in dark grey to the first floor. The host dwelling already has rendered rear elevation therefore, the proposed render will not be at odds with the host dwelling. This would ensure that the extensions, by way of materials, would be in keeping with the host dwelling and surrounding area.

With regards to the proposed widening of the existing access this is not considered to unacceptably impact the appearance of the street scene on Money Bridge Lane.

It is considered that it would not materially harm the street scene or the character or appearance of the surrounding area. Overall, the size and external appearance of the proposal would not be at odds with the existing dwelling on the site or the immediate area.

Taking the above into account, the proposed two storey rear extension and first floor side extension along with the widening of the existing access is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

### Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

It is not considered that the proposal would overshadow or be overbearing to the neighbouring properties. The proposed windows include a Juliet balcony to the rear, and only an en-suit window on the north elevation facing the neighbouring dwelling and would therefore not create an overlooking impact.

The proposed widening of the access on Money Bridge Lane is not considered to result in any unacceptable impact on neighbouring amenity as all activities/traffic would be associated with the existing dwelling on the site.

Taking the above into account, the proposed single storey rear extension is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

## Parking Provision and Highways

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. The proposed scheme would create additional bedrooms on the site, increasing the parking requirement. The site has ample space to the rear for parking. As such the scheme meets the current parking standards.

LCC Highways Authority has not raised any objections to the proposed widening of the access at the front of the property and has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

## Other matters

Representation has been received raising concerns with the need for the widening of the access. This concern was address with the agent and clarification was received. The main reason for widening the access is to give better access and egress for the horses and paddocks behind with regard to larger vehicles for transportation and feed deliveries.

## **Planning Balance**

The scale and height of the extensions are on balance acceptable in relation to the plot and the host dwelling. The proposed materials would deliver an external appearance matching with the current fabric of the building. It is considered that the development would not harm the amenity of residents nearby.

The proposed access and parking arrangements are also acceptable as LCC Highways has not raised any concerns with this.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

## **Conclusion**

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.

Taking into account the above, this application accords with Policies 1, 2, 3, 28, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019) as well as Sections 12 and 15 of the National Planning Policy Framework (2021).

Accordingly, it is 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.