

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0228-23 **Applicant:** Mr & Mrs T Moore

Proposal: Proposed single storey front, side and rear extensions including internal alterations to existing dwelling

Location: The Stables 62 Milestone Lane Pinchbeck

Terminal Date: 5th May 2023

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 full planning application at The Stables, 62 Milestone Lane, Pinchbeck for proposed single storey front, side and rear extensions including internal alterations to the existing single storey dwelling. The proposal seeks to provide side and front extension that contains a bedroom and a master bedroom. A rear extension will provide an extended kitchen and lounge. Brick and tile is to match that of the existing dwelling and would be conditioned as such.

SITE DESCRIPTION

The site is within the defined settlement limits of Pinchbeck with arable fields to the west and south

outside of defined settlement limits. Dwellings are sited further to the west and adjacent to the north and east. The site is bordered by 2 metre high hedging to the northern frontage boundary, 1 metre high post and rail fencing to the west and south, and 2 metre high hedging to the eastern boundary. The site is in Environment Agency Flood Zone 3, and in a "Danger for Most" hazard zone, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the application is for a residential extension, there is not a requirement to raise finished floor levels.

RELEVANT HISTORY

H14-1199-06

Modified Agreement - Discharge of Section 106 Obligation tying the occupation of the bungalow to persons engaged as owner or employee in connection with adjacent land for keeping and stabling of horses - Approved - 18 October 2006.

CONSULTATION RESPONSES

None

PLANNING CONSIDERATIONS

Principle of development

This application is for residential development on residential land within defined settlement limits. 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 extension is subservient to the existing dwelling. No trees will be removed to facilitate this proposal. There is not considered to be a material impact on the character and appearance of the area as a result of the extension.
2. The design and orientation is in keeping with the existing dwelling.
3. Brick and tile is to match that of the existing dwelling and would be conditioned as such.
4. The existing access is not being altered and there is not expected to be an increase in vehicular movements. The development will provide a third bedroom at the property. The parking area provides parking for more than two cars which is the minimum requirement for dwellings with 3 bedrooms or fewer under Appendix 6 of the SELLP.
5. The capacity of existing community services and infrastructure is not impacted by this proposal.
6. There is not considered to be a noise, odour or disturbance impact from the application. With regard to visual intrusion the following can be observed:

Overdevelopment - Ample amenity space remains to the front, side and rear of the site. The size of the dwelling is comparable to others in the area.

Overshadowing - The proposal is for single storey development. The separation distances are such that neighbouring buildings are not impacted.

Overlooking - Windows are sited to the side, front and rear of the dwelling. These windows do not immediately face any neighbour dwellings. There is not considered to be overlooking impact.

7. The site is in Environment Agency Flood Zone 3, and in a "Danger for Most" hazard zone, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the application is for a residential extension, there is not a requirement to raise finished floor levels.

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. The size, scale and layout of the extension is subservient to the existing dwelling. No trees will be removed to facilitate this proposal. There is not considered to be a material impact on the character and appearance of the area as a result of the extension. There is no impact on a sense of place as a result of this development.

5. Ample space remains on site for cycle and bin storage. The existing access is not being altered and there is not expected to be an increase in vehicular movements. The development will provide a third bedroom at the property. The parking area provides parking for more than two cars which is the minimum requirement for dwellings with 3 bedrooms or fewer under Appendix 6 of the SELLP.

11. There is not considered to be a noise, odour or disturbance impact from the application. With regard to visual intrusion the following can be observed:

Overdevelopment - Ample amenity space remains to the front, side and rear of the site. The size of the dwelling is comparable to others in the area.

Overshadowing - The proposal is for single storey development. The separation distances are such that neighbouring buildings are not impacted.

Overlooking - Windows are sited to the side, front and rear of the dwelling. These windows do not immediately face any neighbour dwellings. There is not considered to be overlooking impact.

12. The site is in Environment Agency Flood Zone 3, and in a "Danger for Most" hazard zone, with a maximum predicted flood depth of 1 metre on the 2115 South Holland Strategic Flood Risk Mapping. As the application is for a residential extension, there is not a requirement to raise finished floor levels.

This application accords with SELLP Policy 3.

PLANNING BALANCE

The proposal is for single storey extensions. The design and orientation is such that there is minimal impact on the character and amenity of the surrounding area. This application is considered to accord 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.