

## DECISION DELEGATED TO HEAD OF PLANNING

**Application No:** H14-0246-22      **Applicant:** Mr & Mrs Withers  
**Proposal:** Proposed extensions & alterations including connecting barn to dwelling  
**Location:** Marriott Farm Black Hole Drove Pinchbeck  
**Terminal Date:** 5th May 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	1
WARD MEMBER	0	0	0	0

### CASE OFFICER ASSESSMENT

#### PROPOSAL

This is a householder planning application at Marriott Farm, Black Hole Drove, West Pinchbeck for proposed extensions & alterations including a connecting barn to the dwelling. The proposal seeks to provide substantial internal ground floor alterations and extensions. The proposed ground floor will contain a music room, tv / games room, wc, two plant rooms, utility, pantry, boot room, open plan kitchen / dining / living room, garden room, two bedrooms, an en-suite, bathroom, home office, changing room and a swimming pool. Three bedrooms, an en-suite and a bathroom will be sited at first floor level with a gym sited above part of the proposed swimming pool extension. Proposed materials of construction are red brick to match existing, and vertical black timbers. Roof tiles will be double roman roof tiles to match existing, with grey zinc cladding and corrugated tin for the converted barn building. Windows will be a mixture of timber and white UPVC with aluminium

windows to match the zinc colouring in the barn building.

## **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. The dwelling named Chesterton is 17.5 metres to the east of the swimming pool building at the nearest point. With the nearest dwellings to the west approximately 400 metres away. The site is in Environment Agency Flood Zone 3, and in a "Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 2115 South Holland Strategic Flood Risk Mapping.

## **RELEVANT HISTORY**

### H14-1520-05

Full - Proposed barn conversion - Refused - 14 December 2005.

### H14-0530-06

Full - Proposed barn conversion to form granny annexe, office and stores - Withdrawn - 14 February 2007.

### H14-0590-12

Full - Internal alterations and extension to existing dwelling to form link to existing barns to convert into part of dwelling - Approved - 30 November 2012

### H14-0548-15

Condition Compliance - Details of large scale drawings, window frames, materials, replacement brickwork and re-pointing (Conditions 3, 4, 8 & 9 of H14-0590-12) - Approved - 14 August 2015.

### H14-0782-15

Section 73 continuation - Internal alterations and extension to dwelling to form link to existing barns to convert into part of dwelling - approved under H14-0590-12. Modification of Condition 7 relating to materials for roofs of barns - Approved - 16 October

## **CONSULTATION RESPONSES**

### Pinchbeck Parish Council

Support

## **PLANNING CONSIDERATIONS**

### Principle of development

The proposal is for residential development on residential land. The principle of development in this location is considered to be appropriate.

### 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 proposal is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. Due to the size of the plot and the development being set back from Black Hole Drove, there is not considered to be a material impact on the character and appearance of the area, nor on the relationship to existing development and land uses.

2. The quality of the design is considered to be a modern blend of rural dwelling and agricultural buildings, and the orientation is not materially altered from that of the existing dwelling.

3. Proposed materials of construction are red brick to match existing, and vertical black timbers. Roof tiles will be double roman roof tiles to match existing, with grey zinc cladding and corrugated tin for the converted barn building. Windows will be a mixture of timber and white UPVC with aluminium windows to match the zinc colouring in the barn building. These materials are considered to be appropriate for the site.

4. The access is not being altered and there is not considered to be an increase in traffic as a result of this development. The dwelling will have five bedrooms and there is space on site for in excess of three vehicles which is the minimum amount requested for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.

5. There is not considered to be an impact on existing community services and infrastructure.

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

Overdevelopment - There remains ample amenity space within the plot in all directions of the dwelling.

Overshadowing - There is no considered to be a material overshadowing impact. There are no buildings in the vicinity of the dwelling to the north, west or south. The swimming pool building is 6.85 metres in height and when right to light calculations are made it does not lead to a material loss of light to the dwelling known as Chesterton to the north east. The boundary with this dwelling is bordered by a 3 metre high fence.

Overlooking - There is not considered to be a material overlooking impact. There are no buildings in the vicinity of the dwelling to the north, west or south. There are no windows in the eastern elevation of the swimming pool building. The ground floor northern frontage windows of the building do not directly face the boundary to the east which is bordered by a 3 metre high fence. The first floor northern windows serving the gym are very narrow and do not directly face Chesterton to the north-east and are approximately 25 metres away at the nearest point.

7. The site is in Environment Agency Flood Zone 3, and in a "Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is for extensions and alterations connected to the existing dwelling, there is not a requirement to raise finished floor levels to address flood risk.

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. The size, scale and layout of the proposal is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. Due to the size of the plot and the development being set back from Black Hole Drove, there is not considered to be a material impact on the character and appearance of the area, nor on the relationship to existing development and land uses.

5. There is ample space on site for cycle and bin storage. The access is not being altered and there is not considered to be an increase in traffic as a result of this development. The dwelling will have five bedrooms and there is space on site for in excess of three vehicles which is the minimum amount requested for dwellings with four bedrooms or greater under Appendix 6 of the SELLP.

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

Overdevelopment - There remains ample amenity space within the plot in all directions of the dwelling.

Overshadowing - There is no considered to be a material overshadowing impact. There are no buildings in the vicinity of the dwelling to the north, west or south. The swimming pool building is 6.85 metres in height and when right to light calculations are made it does not lead to a material loss of light to the dwelling known as Chesterton to the north east. The boundary with this dwelling

is bordered by a 3 metre high fence.

Overlooking - There is not considered to be a material overlooking impact. There are no buildings in the vicinity of the dwelling to the north, west or south. There are no windows in the eastern elevation of the swimming pool building. The ground floor northern frontage windows of the building do not directly face the boundary to the east which is bordered by a 3 metre high fence. The first floor northern windows serving the gym are very narrow and do not directly face Chesterton to the north-east and are approximately 25 metres away at the nearest point.

12. The site is in Environment Agency Flood Zone 3, and in a "Danger for Some" hazard area, with a maximum predicted flood depth of 0.5 metres on the 2115 South Holland Strategic Flood Risk Mapping. As the proposal is for extensions and alterations connected to the existing dwelling, there is not a requirement to raise finished floor levels to address flood risk.

This application accords with SELLP Policy 3.

## **PLANNING BALANCE**

It is considered to by virtue of it's design and location there is not a material impact on the character or amenity of the area from the proposed alterations and extensions. 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.