DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0260-19**	**Applicant:**	**Mr A Chappell**
Proposal:	Front Extension and Detached Garage		
Location:	Cowbit Farm Cottage 116 Starlode Drove West Pinchbeck		
Terminal Date:	1st May 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for front extension and detached garage at Cowbit Farm Cottage, 116 Starlode Drove, West Pinchbeck, Spalding.

Site Description

The site context is widely open countryside. A range of houses and farm sites are scattered along Starlode Drove. The built-up area of West Pinchbeck in Six House Bank is one mile to east.
The site is narrow linear with a culverted site access. A drain runs adjacent to all site boundaries. The property is two-storey semi-detached cottage greatly set back from the road with extensive front garden. The property at No.122 is adjacent to south-east. The dwelling and one detached garage are closer to the highway.

History

None

Consultation Responses

Black Sluice IDB

No objection. The following comment have been made:

-No details of surface water disposal. Prior consent from the Board is required should water be disposed to the IDB drain
-It is reminded the Board's Byelaw No.10 regarding obstructions within 9 metres of the watercourses for any future works.

Planning Considerations

Size and scale

The front extension would project outwards 4.1 metres. It would measure approximately 4.2 metres in width and just above 3 metres in maximum apex height. The detached garage would be 3 metres wide, 3.60 metres and 2.54 metres high. The eaves would be nearly 1 metre high. Having regard to the scale of the cottage, the entire development would be commensurate with the host property.

Design and layout

There is a concrete party wall to the front elevation between the joining of the semi-detached properties. The proposed front extension would be immediately adjoining the wall. A gable roof would be on top of the extension which would relate well with the hip roof across both semi-detached houses.
The garage would be located following the building line set by the adjacent property No.122 and its detached garage. The layout of the development would be acceptable in view of the urban pattern and physical constraints of the site.

The proposed materials are confirmed to match those existing in the property. After conducting a site visit, the application's property has a cream render finish whereas the adjacent semi-detached has original facing brickwork. The walls of the adjacent buildings at No. 112 have also facing brickwork. Given the lack of In order to resist any detrimental impact upon the visual amenity, a planning condition would be imposed to submit further details of external materials at a later stage.

Impact upon the residential amenity

The height of the front extension is discreet, thus the front extension would not be visually intrusive for the residents in the adjacent semi-detached house.

A 2 metre high mature hedgerow would be on the site boundary with No.122. A higher hedge would be on the front boundary near the road. The boundary with the adjacent semi-detached No. 188 has no treatment. Accordingly, the view of residents at No. 188 would be somewhat disrupted by the proposed detached garage. The separation with the semi-detached pair is roughly 20 metres. Given such distance, the visual impact and overshadowing effect would not be significantly detrimental to the cottage residents.

Surface water disposal

Further details on the method of surface water disposal should have certainly submitted with this planning application. Notwithstanding, the massing of the development is such that no high surface flood risk would not result dramatically increased. The drainage strategy will have to be assessed at a later stage by SHDC Building Control department. There is no need to impose a planning condition requiring these details prior to the commencing of works.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3, 4 of South East Lincolnshire Local Plan, 2019 and Section 12 and 14 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this application via delegated powers.

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.