DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0278-22**	**Applicant:**	**Mr D Clarke**
Proposal:	Proposed Two Storey Side Extension and Single Storey Rear Extension - re-submission of H14-0987-21		
Location:	1 Forge Cottage Glenside South West Pinchbeck		
Terminal Date:	11th 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	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application at 1 Forge Cottage, Glenside South, West Pinchbeck for a proposed Two Storey Side Extension and Single Storey Rear Extension and is re-submission of H14-0987-21, with the additional of single storey rear extension that is constructed to permitted development standards.

The proposal seeks to provide an extension on the north-western side elevation of the property. The extension at ground floor level will contain a sitting room with east facing rear elevation doors, and a dual aspect fireplace. At first floor level a bedroom and an en-suite will be provided. The en-suite window will be rear facing and will be obscure glazed. There are no first floor side elevations in the proposal. The applicant provided photographic evidence under application H14-0987-21 to demonstrate that there was previously a one and a half storey extension in the same location on this dwelling when it was the Rose & Crown public house in the 1960s before conversion. Materials of construction are to be conditioned. The proposed single storey extension is to house a kitchen with an eastern rear elevation window and a northern side elevation window. Proposed materials are off white-render for the whole of the dwelling with roof tiles on the extensions to match those of the dwelling.

SITE DESCRIPTION

The site is located in defined settlement limits and the surrounding area is characterised by buildings of varying ages and design. 2 Forge Cottage is a semi-detached property connected to the application dwelling and originally formed part of the Rose & Crown public house. The property is adjacent to a junction with Blacksmith's Row which is a one way street running in a southerly direction. The site is in Environment Agency Flood Zone 3, and is subject to a "Danger for Some " hazard with a maximum predicted flood depth of 0.5 metres. There is not a requirement to raise finished floor levels because the extensions are accessible from the existing dwelling.

RELEVANT HISTORY

H14-0987-21

Full - Proposed Two Storey Side Extension - Approved - 14 December 2021.

H14-0983-21

Full - Proposed detached dwelling & demolition of existing garage - Approved - 16 February 2022.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer
No objections.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land. As the proposal seeks extensions to an existing dwelling, the principle of development 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 and scale and layout of the extensions are considered to be appropriate for the site. Whilst the side extension would be in close proximity to the carriageway, the Highway Authority have not raised any concerns in their consultation response regarding potential impact on structural stability. No large trees would be removed to facilitate this proposal. The proposal is not considered to materially impact the character and appearance of the area as the proposed extensions are in keeping with the existing building in terms of design.

2. The design and orientation is to match that of the existing dwelling.

3. Proposed materials are off white-render for the whole of the dwelling with roof tiles on the extensions to match those of the dwelling. These materials of construction are considered to be appropriate for the site.

4. The existing access and off road parking provision will not be impacted by the proposal. The Highway Authority have raised no concerns regarding impact on visibility by virtue of the position of the extension. Off road parking accords with the minimum requested amount of two spaces for

dwellings with three bedrooms or less under Appendix 6 of the SELLP. There is therefore not a justifiable reason for refusal on highway grounds.

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 and disturbance impact on the neighbouring land from the proposal. With regard to visual intrusion, the two storey extension will not create overshadowing as it is sited to the north of the existing dwellings and is some distance from the neighbouring dwellings to the north-east. There is not considered to be a material overlooking aspect as the location of the windows constitutes a standard frontage arrangement, with the rear elevation en-suite window being obscure glazed. The single storey extension is not expected to generate an overlooking aspect on the dwelling to the east approved under H14-0983-21 which has boundary treatment condition attached. It is expected that this fencing would be of a standard 1.8 metre height and there are no western side elevation windows in the approved dwelling facing 1 Forge Cottage. The single storey rear extension has been designed to meet permitted development measurement standards.

7. The site is in Environment Agency Flood Zone 3, and is subject to a "Danger for Some " hazard with a maximum predicted flood depth of 0.5 metres. However, there is not a requirement to raise finished floor levels because the extensions are accessible from the existing dwelling.

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 affected by this proposal.The size and scale and layout of the extensions are considered to be appropriate for the site. Whilst the side extension would be in close proximity to the carriageway, the Highway Authority have not raised any concerns in their consultation response regarding potential impact on structural stability. No large trees would be removed to facilitate this proposal. The proposal is not considered to materially impact the character and appearance of the area as the proposed extensions are in keeping with the existing building in terms of design.

5. Adequate space remains on site for cycle and bin storage. The existing access and off road parking provision will not be impacted by the proposal. The Highway Authority have raised no concerns regarding impact on visibility by virtue of the position of the extension. Off road parking accords with the minimum requested amount of two spaces for dwellings with three bedrooms or less under Appendix 6 of the SELLP. There is therefore not a justifiable reason for refusal on highway grounds.

11. There is not considered to be a noise, odour and disturbance impact on the neighbouring land from the proposal. With regard to visual intrusion, the two storey extension will not create overshadowing as it is sited to the north of the existing dwellings and is some distance from the neighbouring dwellings to the north-east. There is not considered to be a material overlooking aspect as the location of the windows constitutes a standard frontage arrangement, with the rear elevation en-suite window being obscure glazed. The single storey extension is not expected to generate an overlooking aspect on the dwelling to the east approved under H14-0983-21 which has boundary treatment condition attached. It is expected that this fencing would be of a standard 1.8 metre height and there are no western side elevation windows in the approved dwelling facing 1 Forge Cottage. The single storey rear extension has been designed to meet permitted development measurement standards.

12. The site is in Environment Agency Flood Zone 3, and is subject to a "Danger for Some " hazard with a maximum predicted flood depth of 0.5 metres. However, there is not a requirement to raise finished floor levels because the extensions are accessible from the existing dwelling.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that by virtue of their design and orientation, the proposed extensions will not have a material impact on the neighbouring land uses. The proposed off-white render for the exterior of the

dwelling is not considered to set a precedent and will not impact the character of the surrounding area. This application 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.