

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0395-21 **Applicant:** Mrs S Brinkman

Proposal: Single storey rear and side extension and render existing dwelling, new windows and new roof covering all to match proposed extension.

Location: Manor Lodge Herdgate Lane Pinchbeck

Terminal Date: 9th June 2021

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 2019

Section 12 of the National Planning Policy Framework (2019)

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 householder application at Manor Lodge, Herdgate Lane, Pinchbeck for a single storey rear and side extension, as well as rendering the existing dwelling. New windows and new roof covering are all to match proposed extension. The proposed 4 metre projection rear extension will create an open plan living area. The proposed eaves of the rear extension are approx. 2.4 metres and the ridge height is approx. 4.1 metres. The side extension will contain a dog room and project 4.1 metres from the side elevation wall. The proposed eaves of the rear extension are approx. 2.4 metres and the ridge height is approx. 3.8 metres. The walls of the dwelling will be off white 'K'

render, with Redland Fenland Pantile Concrete Roof Tile Smooth - Farmhouse Red.

SITE DESCRIPTION

The proposal is outside of defined settlement limits and the surrounding area is characterised by non-nucleated linear development of varying ages and designs. The proposal site is within Environment Agency Flood Zone 3, and partially in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre on the 1% 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

H14-0316-19

Full - Proposed loft conversion and internal alterations - Approved - 16 May 2019.

CONSULTATION RESPONSES

None received.

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 acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the proposed works are subservient to the main dwelling, with the rear extension ridge height only 10cm above what can be achieved under permitted development. The proposed extensions cannot be viewed from the north, south and west due to boundary screening. The low level wire fence to the east has no buildings beyond in the immediate vicinity.
2. The proposed extensions are subservient in scale to the existing dwelling and do not impact the character of the dwelling. The proposed rendering is acceptable in character terms.
3. The proposed render and tiling is considered to be appropriate for the site and does not impact the built character of the surrounding area.
4. The access and vehicle generation levels are not impacted by the proposed works.
5. Existing community services and infrastructure are not impacted by the proposed works.
6. There is not considered to be a noise, odour or disturbance impact from the proposal. There would not be a material visual impact from this proposal as the proposed extensions cannot be

viewed from the north, south and west. The low level wire fence to the east has no buildings beyond in the immediate vicinity.

7. The proposal site is within Environment Agency Flood Zone 3, and partially in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre on the 1% 2115 South Holland Strategic Flood Risk Mapping. As the extensions connect to the existing dwelling then there is not the need to raise finished floor levels.

The proposal accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. There is not considered to be an impact on a sense of place. The size, scale and layout of the proposed works are subservient to the main dwelling, with the rear extension ridge height only 10cm above what can be achieved under permitted development. The proposed extensions cannot be viewed from the north, south and west. The low level wire fence to the east has no buildings beyond in the immediate vicinity.

5. Bin and cycle storage can be easily stored on site. The access and vehicle generation levels are not impacted by the proposed works.

11. There would not be a material impact on residential amenity from this proposal as the proposed extensions cannot be viewed from the north, south and west due to boundary screening. The low level wire fence to the east has no buildings beyond in the immediate vicinity.

12. The proposal site is within Environment Agency Flood Zone 3, and partially in a "Danger for Most" hazard area with a maximum predicted flood depth of 1 metre on the 1% 2115 South Holland

Strategic Flood Risk Mapping. As the extensions connect to the existing dwelling then there is not the need to raise finished floor levels.

The proposal accords with SELLP Policy 3.

PLANNING BALANCE

The proposed extensions and change of external materials can be accommodated on site without materially impacting the character and amenity of the surrounding area. The application accords with Policies 1, 2, 3 of the South East Lincolnshire Local Plan, 2019, and Section 12 of the National Planning Policy Framework, 2019.

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.